
Site Address:	26 High Street, Emsworth, PO10 7AW		
Proposal:	Listed Building Consent for replacement fascia sign and additional vinyl window display.		
Application No:	APP/13/00532	Expiry Date:	29/07/2013
Applicant:	Mrs Jarmin Sue Ryder	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site comprises a ground floor retail unit located on the High Street in Emsworth in the Emsworth Conservation Area. The unit is contained within a two-storey building which is Grade II listed. There is an existing glazed shop front with a wooden frame and a single entrance door. The windows at first floor are wooden sash windows.

2 Planning History

None relevant

3 Proposal

Listed building consent for replacement fascia sign and additional vinyl window display.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer
No objection

The window graphics whilst not ideal are only a feature of a small part of the shop front window. The design of the new graphics are fairly simple in style and are of a size that would not look out of place. They are also easily removable if it was ever deemed necessary. The fascia sign is not be non illuminated as has been designed to

fit within the existing shop front fascia. It is also of a design and size that would not cause any undue harm to the conservation area or listed building. Given their appropriate design and scale, it is considered that the adverts preserve the character and appearance of the Conservation Area and do not harm the integrity of the listed building.

Chichester Harbour Conservancy

No objection.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 12

Number of site notices: 1

Statutory advertisement: 14/06/2013

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Effect on the character of the listed building and the Emsworth conservation area

(iii) Highway Safety

(i) Principle of development _

7.2 The site forms part of a statutory listed building which means any proposals to change the interior or exterior of the building (such the proposal), are carefully considered against national and local planning policy namely local policies CS11 - (Protection of the Special Features and Heritage in Havant Borough) and CS16 - (High Quality Design) of the Local Plan.

(ii) Effect on the character of the listed building and the Emsworth conservation area

7.3 The Council's Conservation Officer has been consulted and has advised that they are satisfied that the proposal would not have an adverse impact on either the listed building or the Emsworth Conservation Area.

(iii) Highway Safety

7.4 The proposed fascia sign and vinyl would be non-illuminated and therefore it is considered that the proposal would not pose a risk to highways users.

8 **Conclusion**

The application is considered to be acceptable and is recommended for listed building consent.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/13/00532 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage Statement - 31/5/13

Site plan - SU7405NE

P1 - photo of existing shop front

P2 - proposed vinyl

P3 - existing and proposed shopfront and fascia dimensions

Reason: - To ensure provision of a satisfactory development.