
Site Address:	30 High Street, Emsworth, PO10 7AR		
Proposal:	Variation of Condition 2 of Listed Building Consent APP/11/01323 to provide for revised trigger points for submission of further details.		
Application No:	APP/13/00926	Expiry Date:	07/11/2013
Applicant:	Mr S Flisher	Team:	Team 2
	Barton Willmore		
Agent:		Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a 3-storey building located in the centre of the Emsworth conservation area, in the High Street. The building dates back to the 19C and is designated as Grade II listed. The ground floor features a large shop frontage and is occupied by Lloyd's bank. The upper two floors are used as office / storage / meeting accommodation in relation to the bank. There is metal railing fire escape located on the east / side elevation of the building at the rear, which provides external access to the first floor accommodation. There is a back yard at the rear of the site. This is enclosed by partly a 3m high wall along part of the boundary with No. 28, which reduces down in height to a brick wall of some 2m in height, which then extends around the remainder of the yard.

2 Planning History

APP/11/01323

Listed Building Consent to demolish lean-to roof above boiler room to rear at first floor level, part of external stair case and internal alterations. Permitted.

APP/11/01282

Change of use of upper two floors to 2no. 2 bed flats and single storey rear ground floor office extension. Permitted.

3 Proposal

Variation of Condition 2 of Listed Building Consent APP/11/01323 to provide for revised trigger points for submission of further details.

Condition 2:

Prior to the commencement of **any** work on site the following details shall be submitted to the local planning authority for approval in writing:-

- a. Large scale (min. 1:20) elevation, plan, section and full size glazing bar profile (where appropriate) of all new windows.
- a. Large scale (min 1:10) elevation, plan and section of the proposed front door and fanlight.
- b. Large scale (min 1:20) elevation and section of the revised stair balustrade, the detail of which should take its cue from the current design.
- c. Details (including samples) of all external building materials.

- d. Detailed proposals for sound & fire separation between floors and fire protection measures affecting existing and proposed new doors.
- e. Details of any external flues, vents and meter boxes.

All work shall subsequently be carried out in full accordance with such approval.

Reason: To ensure these works are appropriately detailed and respect the character, appearance and intrinsic architectural/historic interest of the listed building and having due regard to Policy CS11 of the Havant Core Strategy 2011, which forms parts of the Local Development Framework and Planning Policy Statement 5.

The reason that a variation has been proposed is that the applicant is keen to complete works to the front door of the building, prior to the other works as listed in the description for APP/11/01323. They have suggested that the wording of the condition is varied to:

Prior to the commencement of **any** work on site the following details shall be submitted to the local planning authority for approval in writing:-

- a. Large scale (min 1:10) elevation, plan and section of the proposed front door and fanlight.

Prior to the commencement of work on site (other than to the proposed front door and fanlight) the following details shall be submitted to the local planning authority for approval in writing:-

- 1. Large scale (min 1:10) elevation, plan and section of the proposed front door and fanlight.
- 2. Large scale (min 1:20) elevation and section of the revised stair balustrade, the detail of which should take its cue from the current design.
- 3. Details (including samples) of all external building materials.
- 4. Detailed proposals for sound & fire separation between floors and fire protection measures affecting existing and proposed new doors.
- 5. Details of any external flues, vents and meter boxes.
- 6. All work shall subsequently be carried out in full accordance with such approval.

Reason: To ensure these works are appropriately detailed and respect the character, appearance and intrinsic architectural/historic interest of the listed building and having due regard to Policy CS11 of the Havant Core Strategy 2011, which forms parts of the Local Development Framework and Planning Policy Statement 5.

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)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

I see no objection to the suggested revised wording of the condition as it serves the objective of obtaining the required details ahead of commencement, albeit under two phases of work. It should not therefore weaken the control, or cause us a problem.

English Heritage:

No response received.

Chichester Harbour Conservancy:

No objections

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: 8

Number of site notices: 0

Statutory advertisement: 27/09/2013

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) Impact on the listed building

- 7.2 The Council's Conservation Officer has been consulted on the proposed variation of Condition 2 of Planning Permission APP/11/01323 and has advised that they have no objection to the suggested revised wording of the condition as it serves the objective of obtaining the required details ahead of commencement, albeit under two phases of work. It should not therefore weaken the control, or result in a risk to the listed building.

8 Conclusion

The proposal to vary the condition is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00926 subject to the following conditions:

- 1 Prior to the commencement of **any** work on site the following details shall be submitted to the local planning authority for approval in writing:-

- a. Large scale (min 1:10) elevation, plan and section of the proposed front door and fanlight.

Prior to the commencement of work on site (other than to the proposed front door and fanlight) the following details shall be submitted to the local planning authority for approval in writing:-

7. Large scale (min 1:10) elevation, plan and section of the proposed front door and fanlight.
 8. Large scale (min 1:20) elevation and section of the revised stair balustrade, the detail of which should take its cue from the current design.
 9. Details (including samples) of all external building materials.
 10. Detailed proposals for sound & fire separation between floors and fire protection measures affecting existing and proposed new doors.
 11. Details of any external flues, vents and meter boxes.
 12. All work shall subsequently be carried out in full accordance with such approval.

Reason: To ensure these works are appropriately detailed and respect the character, appearance and intrinsic architectural/historic interest of the listed building and having due regard to Policy CS11 of the Havant Core Strategy 2011, which forms parts of the Local Development Framework and Planning Policy Statement 5.