
Site Address: 2 The Old Flour Mill, Queen Street, Emsworth, PO10 7BT
Proposal: Listed Building Consent for installation of new entrance door and frame and new internal stud partitions.
Application No: APP/13/00827
Applicant: Mr Baker
Agent: Mr Helyer
Ward: Emsworth

Expiry Date: 14/10/2013
Team: Team 2
Case Officer: Jenna Shore

Helyer Davies Architects Ltd

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site consists of a large detached building in the process of being sub divided into offices. The building is sited within the Emsworth Conservation Area and is a Grade II listed building.

2 Planning History

No planning history relating to No.2 The Old Flour Mill

3 Proposal

- 3.1 The application seeks Listed Building Consent for the installation of a new entrance door and frame and new internal stud partitions.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

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: 21

Number of site notices: 1

Statutory advertisement: 30/08/2013

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) Effect on the character and setting of the Listed Building

7.2 The Conservation Officer has not highlighted a cause for concern as a result of this application. Pre-application advice has been offered prior to the submission of this Listed Building Application. The resulting advice from the Pre-app service indicates that the Conservation Officer was satisfied with the changes and an application to that effect was welcomed. In light of the support received from the Conservation Officer it is considered that the proposed changes are unlikely to result in an adverse impact to the character and setting of the Listed Building.

8 Conclusion

8.1 The proposed changes have received the support of the Conservation Officer. As such, it is considered that the proposed changes are unlikely to result in an adverse impact to the setting and character of the Listed Building.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/13/00827 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall be in accordance with the details outlined in drawing number 13124/001 and shall match in colour those on the

existing building.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan, block plan existing and proposed elevations, floor plans and door detailing drawing number 13124/001 received by the Council 19th August 2013

Design and access statement received by the Council 19th August 2013

Reason: - To ensure provision of a satisfactory development.