

**Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.****Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990****Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Brian	Surname:	Chamley		
Company name:	Grace Holdings Limited						
Street address:	229 West Street			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	Fareham			Fax number:			
County:	Hampshire			Email address:			
Country:	UK						
Postcode:	PO16 0HZ						
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Olafur	Surname:	Olafsson		
Company name:	Martin Ralph Architects						
Street address:	11 Dragoon House			Telephone number:	Country Code	National Number	Extension Number
	Hussar Court				44	02392257711	
	Brambles Business Park			Mobile number:			
Town/City:	Portsmouth			Fax number:			
County:	Hampshire			Email address:			
Country:	United Kingdom						
Postcode:	PO7 7SF				olaf@martinralph.co.uk		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Extension and renovation of the Grade II listed building.
Previously used as an off license to be converted to a Restaurant (Class A3)
Minimal changes to the external fabric at the front.
Demolition of poor quality timber clad stores at back and construction of a new kitchen and replacement store.
New glazed screen to be installed into the existing brick gable wall.
Alterations to internal walls as necessary to create a new layout suitable for restaurant use.
Modifications of first floor accommodation to form 2 bedrooms en-suite and toilet facilities for the restaurant.

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	25	Suffix:	
House name:	Oddbins Ltd		
Street address:	South Street		
Town/City:	Emsworth		
County:	Hampshire		
Postcode:	PO10 7EG		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	474894
Northing:	105640

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs	First name: R	Surname: McMurray
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Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Support in principle. Care to be taken in considering materials / external look due to Conservation Area.
Details to be expanded on car parking, waste and kitchen extract
The Application was submitted and subsequently found to require a Listed Planning Application.
We have had subsequent meeting and liaison with both the Case Officer and Conservation Officer and believe that we have now taken on board all key issues that have been raised.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

The new restaurant will be run by the same owners as the Blue Bell PH next door.
All kitchen waste will be bagged internally before being stored in appropriate bins within the shared alley way between the two businesses.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

The plan is to have separate refuse and recycling bins with the alley way. These will be taken out on bin days. Council recycling point is located just outside the back wall.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes☒ No

b) Demolition of a building within the curtilage of the listed building

☒ Yes☐ No

c) Demolition of a part of the listed building

☒ Yes☐ No

What is the total volume of the listed building?

580.00000

m3

What is the volume of the part to be demolished?

70.000000

m3

What was the date (approximately) of the erection of the part to be removed?

Month: Year:

c18

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

the lean-to shed at the rear is to be demolished. This forms the largest part of the demolition although we do not believe that it is the actually listed structure. It is a light weight timber frame structure with a low pitch corrugated roof, currently used as a store room.

Old barn at the rear is currently not properly utilised due to the mezzanine floor that restricts access.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

the lean-to shed will be demolished to be rebuilt as the new kitchen serving the restaurant. It will follow the same footprint as the shed and be of similar overall height. Openings are to be made into the walls of the barn in 3 places. Small opening to provide a new access from front room. Second opening to create a physical link between kitchen and restaurant. Third opening to be made in the external gable. Deteriorated brickwork to be repaired as necessary to form a new pier using all the bricks from that wall.

Mezzanine floor within the store to be removed so that the room can be used as a restaurant.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes☐ No

If Yes, will there be works to the interior of the building?

☒ Yes☐ No

Will there be works to the exterior of the building?

☒ Yes☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Refer to detailed description of the proposed works within the Heritage Statement of the Design and Access Statement. "25 South Street DAS July 2013 v4.pdf"

Drawings 12A_050 001_D, 003_C, 004_D, 005_E, 006_D, 007_C, 010A and 011A

Structural Method Statement July 2013 by Criterion Consulting Engineers.

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know☐ Grade I☐ Grade II*☒ Grade II

Is it an ecclesiastical building?

☐ Don't know☐ Yes☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes☒ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

main building is painted rendered construction with expressed coins at the front, rear stores are timber clad light weight timber frame.

Description of *proposed* materials and finishes:

No changes to the front of the building.

Building to be painted in a new palette of pale colours with darker grey plinth and surround to glazed screen (in lieu of the dark blue colour currently used)

New kitchen to be constructed in block work with render. colour to match the main building.

Replacement store belonging to the Blue Bell PH to have dark stained timber cladding similar to existing.

Roof covering- add description

Description of *existing* materials and finishes:

Roof to main building is clay tiles with slate along South Street.

lean-to stores have corrugated metal sheets

rear barn has roofing sheets (possibly asbestos)

Description of *proposed* materials and finishes:

Roof to main building to remain.

Chimney to remain

new flat roof to stores to be single ply membrane at low pitch. new parapet walls with dark grey coping trim.

replacement roof to barn to be slate. all existing roof structure to remain - additional infill timbers / insulation as necessary.

Chimney - add description

Description of *existing* materials and finishes:

Existing chimney is brick with clay pots

Description of *proposed* materials and finishes:

All to remain unchanged

Windows - add description

Description of *existing* materials and finishes:

all existing windows are timber. small units are white. large entrance screen is currently mostly dark blue

Description of *proposed* materials and finishes:

All existing windows to remain and to be painted and made good as necessary.

Front entrance screen to have the central doorway fixed shut and all painted a different colour (dark grey)

new tall windows screen to be installed within brick gable wall at rear. Finished in dark grey aluminium (profile to be agreed)

External doors - add description

Description of *existing* materials and finishes:

all doors are painted timber

doors in rear stores are in poor condition

Description of *proposed* materials and finishes:

front entrance door to be painted and made good as necessary

rear kitchen door to be dark grey solid timber.

side door leading to alley way, retain existing door fame - replace door leaf as necessary.

Ceilings - add description

Description of *existing* materials and finishes:

most ceilings are believed to be plastered or plaster board

many areas are in poor condition

Description of *proposed* materials and finishes:

We are not planning to install new "modern" ceilings in the public areas. Due to low ceiling height in the front (previous shop), landing areas and first floor, we will work with the existing ceiling heights and finishes.

Retain most ceilings as far as possible, make good as necessary.

Ceilings within kitchen may be lay in grid to hide any services etc.

Internal walls - add description

Description of *existing* materials and finishes:

Walls are mostly solid brick walls or more modern light plasterboard infill walls

Description of *proposed* materials and finishes:

Most walls are being retained. Openings are being made into walls in key locations. many of the light weight partitions are being removed.

Make good as necessary

Floors - add description

Description of *existing* materials and finishes:

As seen on the as existing drawing (12A_050 003) part of the ground floor is solid floor (only small area is visible as stone floor)

rest of floor is timber floor and all upper floors are timber floors with carpets.

Description of *proposed* materials and finishes:

retain or make use of existing stone floor where possible.

new quality stone floor to most of restaurant area.

Retain timbers to all other floors. investigate retaining floorboards within bar area. Make good as necessary.

14. Materials (continued)

Internal doors - add description

Description of *existing* materials and finishes:

doors and door frames are all painted timber

Description of *proposed* materials and finishes:

some internal doors and frames are being retained. we have tried to keep most other openings in a similar location.
New doors will be timber. Final finish to be co-ordinated with the Interior designer.

Rainwater goods - add description

Description of *existing* materials and finishes:

All existing rainwater goods to be retained as far as possible
most is black painted believed to be cast iron

Description of *proposed* materials and finishes:

new and replaced gutters, down pipes and hopper heads to be black finished cast iron or similar to match.

Boundary treatments - add description

Description of *existing* materials and finishes:

No change to existing boundary treatment to front and sides.
rear boundary is currently broken brick wall

Description of *proposed* materials and finishes:

new brick wall along the back to repair existing to match wall to Blue Bell PH along car park. New quality timber fence between the building and brick wall.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

no on site parking exists
space for approximately 3 cars on road in front
large Council car park at rear

Description of *proposed* materials and finishes:

no change
full use to be made of the existing council run car park

Lighting - add description

Description of *existing* materials and finishes:

normal lighting on the front / security lighting in the alley way

Description of *proposed* materials and finishes:

No change in principle to the lighting at the front or side alley
additional wall lights on the rear gable wall to serve the court yard (type of light fitting to be selected to focus the light down and behind the wall)
Any internal lights in the barn will be controlled to avoid light pollution beyond the premises.

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

12A_050 001 D
12A_050 003 C
12A_050 004 D
12A_050 005 E
12A_050 006 D
12A_050 007 C
12A_050 010 A
12A_050 011 A
25 South Street DAS July 2013

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

manholes can be seen in the alley way on drawing 12A_050 003
WC's have all been located in almost exact location as existing.

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

18. Existing Use

Please describe the current use of the site:

A vacant shop unit

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

As an Oddbins Off License

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

there will be normal kitchen waste created. Use of In-sink waste disposal for most small food stuff. Recycling will be carried out as described

21. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?
230 sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

standard kitchen extract system to be appropriate size and specification.
We now estimate that the extract flue will be 30 - 35cm diameter and will extend approximately 1.0m up above the flat roof.
Finished in black / dark grey metal to be unobtrusive.

Is the proposal for a waste management development? ☐ Yes ☒ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

29. Certificates (Certificate B)

Certificate Of Ownership - Certificate B
Certificates under Article 12 – Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant				Date notice served	
Name	Wellington Pub Company Plc			14/05/2013	
Number:	25	Suffix:			
Street:	Harley Street				
Locality:					
Town:	London				
Postcode:	W1G9BR				
Title:	Mr	First name:	Olafur	Surname:	Olafsson
Person role:	Agent		Declaration date:	14/05/2013	
				☒ Declaration made	

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 13/07/2013