

DELEGATED OFFICER REPORT

Site Address: North Street House, 6 North Street, Emsworth, PO10 7DD
Proposal: Listed Building Consent for proposed conversion (and associated works) of 2.5 storey hotel (Class C1) building to form a charitable educational annex (Class F1(a)) including construction of rear porch; internal alterations (removal of non-original internal partitions and formation of new internal partitions); fenestration changes and general repair works.
Application Type: Listed Building Consent
Application No: APP/25/00250 Expiry Date: 24/06/2025
Applicant: John & Hilary Pritchard Trust
Agent: Helyer Davies Architects Case Officer: Tina Pickup
Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site relates to the Listed Building at 6 North Street, Emsworth and its curtilage, which has been vacant since September 2020 but is currently undergoing refurbishment (see planning history section). The buildings on the site were formerly in use as a doctors surgery, an 'E' use under the 2020 Use Classes Order. It is located on the corner of High Street with Havant Road, on the south west corner of the Emsworth roundabout. There are currently two vehicular access points: one is taken from Havant Road to a car park at the rear, which is enclosed by high brick walls. The other is a dropped kerb serving two parking spaces in front of the entrance to the building, off North Street. The red lined application site also includes a gated pedestrian access alley off West Street.
- 1.2 The principal building on the site is a 2 1/2 storey Grade II Listed Building, Listing Entry states : *House. Late C18. Stucco, with a tile roof. Symmetrical front (east) of 2 storeys and attic, 3 windows. Hipped roof, with coved and moulded plaster eaves. Sashes in reveals. Doorcase with pediment and Doric fluted 1/2 columns, and 1/2-glazed door. The north side brick wall is bowed, with a sash window.*
- 1.3 This building fronts the High Street but is set back between 2m and 4m with front hard surfaced fore court enclosed by low wall and railings. The building has had a number of more modern extensions over the years, including a part flat roofed, part pitched roof, single storey link extension attached to the south elevation that provided the pedestrian entrance to the doctors surgery which has recently been demolished (see planning history section). There was also a further brick single storey extension at the rear that extended to the rear elevation of 1 West Street, but this too has recently been demolished with the appropriate Listed Building Consent - see APP/25/00073.
- 1.4 The site lies within Emsworth Conservation Area, the Chichester Harbour NL (formerly AONB), and the Emsworth District Centre and within the Secondary Frontage Area (policy AL3) as defined by the adopted policies map. The site lies outside any current or future flood zone.

2 Relevant Recent Planning History

APP/20/01115 - Works to convert existing doctors surgery (E) to offices (E) plus erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3) following demolition of existing single storey extension. Associated parking and hard and soft landscaping. Request to discharge conditions 3, 4, and 5 (10/11/2021) - PERM,16/04/2021

APP/20/01116 - Listed Building Consent for internal and external alteration and repair works to allow conversion to offices; including associated demolition of existing single storey extensions and hard and soft landscaping. Request to discharge conditions 3 and 4 (16/11/2021) - PERM,28/04/2021

APP/23/00249 - Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)]. Request to discharge condition 8 (Received 19/12/2024) - PERM,11/08/2023

APP/23/00250 - Listed Building Consent for proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-story café [Class E(b)]. (Approved 11/08/2023). Request to Discharge Conditions 2 & 3 (27/01/2025) - PERM,11/08/2023

APP/25/00073 - Listed Building application for (i) Insulating internal side of external walls; (ii) Insulating ceilings; and (iii) Demolition of single storey extension to rear. PERM, 25/03/2025

- 2.1 Planning Permission and Listed Building consent has been granted for 2 different schemes since the doctors vacated the premises in 2020 - the first was for offices with a new building to the south that was to be a cafe/retail unit on the ground floor with flat above. That scheme allowed the demolition of both the single storey side entrance building and the single storey rear link extension. However this scheme was not implemented and has now expired (APP/20/01115 & /01116).
- 2.2 More recently planning permission and listed building consent has been granted to convert the building into a boutique hotel with the same new building to the south being a two storey cafe (ie no residential flat). That scheme allowed the demolition of the single storey side entrance but not the single storey rear link extension which was to be retained (APP/23/00249 & /00250). Relevant conditions have recently been discharged and works have commenced on site implementing these consents, including the demolition of the old side entrance building and rear link extension approved separately under APP/25/00073.
- 2.3 There is also the associated other current planning application on the site:

APP/25/00249 - Proposed conversion (and associated works) of 2.5 storey hotel (Class C1) building to form a charitable educational facility (Class F1(a)). Construction of a two-storey 'Real World Learning' building (replacing currently permitted 2-storey café Ref: APP/23/00249). Construction of single storey educational 'pods' (Class F1(a)).

3 Proposal

- 3.1 Listed Building Consent for proposed conversion (and associated works) of 2.5 storey hotel (Class C1) building to form a charitable educational annex (Class F1(a)) including construction of rear porch; internal alterations (removal of non-original internal partitions and formation of new internal partitions); fenestration changes and general repair works.

- 3.2 This Listed Building application accompanies current application APP/25/00249 for the similar change of use of the Listed Building to a charitable off-site education annex for 2 local schools, together with siting of two pods in the rear courtyard and construction of a detached two storey Real World Learning centre. The internal and external works enabling this development require Listed Building Consent.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Emsworth Conservation Area Character Appraisal 2010
Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Chichester Harbour Management Plan (2019 - 2024) Third Review

Policy 1 - Conserving and Enhancing the Landscape
Policy 2 - Development Management
Policy 15 - Historic Environment and Heritage assets

Chichester Harbour Planning Principles 2019 - 2024

PP01 - Chichester Harbour as a Protected Area
PP06 - Conversion of Buildings Inside and Outside of Defined Settlements
PP09 - Dark Skies

Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document, July 2017

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS:-

- 1) Samples of materials and finishes be agreed;
- 2) Planting scheme to the High Street frontage be agreed and secured rather than hard surfacing being approved;
- 3) Ecological enhancements set out in Bat Report be secured

The site is not exposed within the wider AONB Landscape but nevertheless forms a

prominent corner site within the village setting of Emsworth and the Conservation Area. We are supportive of the change to an educational use in keeping with the village centre setting.

The proposed design fronting onto the High Street, being similar to the approved café and residential building, is supported as, subject to suitable facing materials and shop front / window designs as shown, it would enhance the character and appearance of the Conservation Area and National Landscape townscape. We do however agree with the Landscape Architect's concerns regarding the treatment of the High Street frontage to the new building given the public realm improvements under the approved scheme, which now appear to have been replaced with hard surfacing/parking. We would agree that the frontage should incorporate planting (along with possible seating) rather than vehicle parking, given its prominent location within the Conservation Area.

We would also reiterate the comments made by the County Ecologist regarding the need for ecological enhancements to be secured and would again request a suitable condition to require replacement/new planting to the High Street frontage in order to soften the appearance of the development within the street scene.

Overall, the proposals are considered to have little significant visual impact on the wider Chichester Harbour National Landscape and have the potential to enhance the character and appearance of the Conservation Area and village setting within the National Landscape, subject to a planting scheme replacing the currently proposed parking area. Chichester Harbour Conservancy therefore raises no objection to the current submission, subject to the above.

Officer Note – This application is for Listed Building Consent only. Amended plans have reduced the frontage parking to just 2 spaces and provided a raised planting bed with integrated seating - see APP/25/00249 for details

Conservation Officer

see file for full comments on site and policy background

Assessment

This application follows a previous listed building consent for a change of use of the main listed building from doctor's surgery to offices and then a subsequent approval to change from a doctor's surgery to a hotel, which also included the construction of a 2-storey, detached building in place of the existing single storey extension. Also the demolition of the old side entrance building and rear link extension has already been approved separately under APP/25/00073 – and implemented.

The current scheme is now proposing to change the use of the building to a charitable educational facility, including the construction of a new rear porch, as well as internal alterations to facilitate the change of use, along with some changes to fenestration and general repair works. The scheme also includes the erection of outbuildings within the existing courtyard space and the erection of the two-storey building in association with the use. These elements are being considered under a separate planning application.

As with previous consents, internal alterations are proposed to facilitate the change of use. These include:

- Creation of new stud walls / doorways (notably less than the most recent approval for the hotel use)
- Repair of the main, central staircase
- Installation of internal wall and floor insulation (already approved under a separate application)

All the remaining existing internal features are to be retained. The works above are

deemed acceptable, in that they will not result in harm to the listed building.

Other proposed works include:

- New glazed porch following the removal of the above – this is a simplistic, fully glazed structure which allows views through to the historic building. This structure would not detract from the architectural significance of the listed building and is therefore supported.
- Fenestration changes – these are proposed in detail on Drwg No. 24132-027 Rev C. These include:

- North elevation - one new hardwood, single glazed window to replace an existing, modern replacement. The new window would be more in keeping with the historic character of the building and the style of the existing windows.
- 2no. dormer windows to be replaced with like for like single glazing
- 2no. new hardwood, sash windows in place of doors following the removal of the single storey extensions.

Overall the approach to the windows, which contains a mixture of new windows where required on a like for like basis and repairs to existing windows is supported and would result in a very low level of harm to the significance of the building.

The HS contains a methodology for various works to the building including infilling sections of walls. The approach within this methodology is supported as it utilises historic building materials and minimises impact on the existing historic fabric.

The existing garden to the north of the listed building would be retained and the car parking for the education use would be contained within the existing car park. This is welcomed as this would retain a degree of verdant setting to the listed building.

Whilst a small amount of historic building fabric would be lost, overall this is fairly minimal and less than the previous approvals. This is balanced against the sympathetic restoration of the building in general, which would bring the building back into use and therefore protect longevity for future generations. These benefits outweigh the very small level of harm and therefore no objection is raised with regards to the proposed developments.

Overall, the proposals are supported and would meet the tests set out in S16 and S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan.

NO OBJECTION

Councillor Charles Robert

None received

Councillor Grainne Rason

None received

Councillor Reuben Mychaleckyj

None received

County Archaeologist

With regard to below ground archaeology although located within the historic core of the settlement, in view of the existing development on site I would not raise any archaeological issues. With regard to the built fabric I would defer to your conservation officer.

Highways

Officer Note – This application is for Listed Building Consent only. Comments considered under APP/25/00249

Historic England

see comments made under APP/25/00249

Landscape Team

- The removal of the internal parking within the courtyard curtilage of the site for 3 no. bays off north street is deemed detrimental to the character of the conservation area. The proliferation of parking to the frontage (which forms a gateway into the conservation area) will depreciate the historical character of the area.
- Coreten gate is not deemed to be in character with Emsworth Conservation area.

Officer Note — This application is for Listed Building Consent only. Amended plans have reduced the frontage parking to just 2 spaces and provided a raised planting bed with integrated seating - see APP/25/00249 for details

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: 43

Number of site notices: 1

Statutory advertisement: 09/05/2025

Number of representations received: 0

Comment	Officer Comment
None received	

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) Impact upon Listed Building

(i) Principle of development

7.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

7.3 Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that: "Protects and where appropriate enhances the borough's statutory and non-statutory heritage

designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest”.

- 7.4 Policy CS16 (High Quality Design) (1a) of the Core Strategy states that “Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site”.
- 7.5 Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant.

(ii) Impact upon Listed Building

- 7.6 The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer. The significance of the Listed Building has been set out in the List Entry in section 1 of this report.
- 7.7 Compared with the approved hotel use, the internal alterations required to facilitate the proposed annexe education use are less extensive. Generally some previous non-original partitions and features are removed with the creation of some new stud walls to subdivide one ground floor room, and replace some linking doors with a partition in a first floor room. Elsewhere stud partitions would create other toilets, cupboards etc. The original fireplaces would remain exposed in rooms. The supporting Heritage Statement details how these works would be implemented and all works are considered minor, reversible and acceptable.
- 7.8 There are some fenestration repairs and replacement windows proposed, but most are within existing openings and are to be single glazed and made from hardwood. Two existing doors in the rear are to be replaced with sash windows and the Heritage statement details the infill repair with brick, mortar and pointing to match. A detailed windows drawing has also been provided which is considered acceptable.
- 7.9 The proposed new rear porch would be a fully glazed and lightweight structure that would retain views of the historic building. It is considered that the proposed refurbishment and associated works to enable the building to be used for educational purposes would allow the building to be brought back into active use to prevent its further deterioration, and secure the buildings long term maintenance. The works are of a high quality and the refurbishment and reuse of the building are considered to outweigh any minor harm to the historic fabric of the building.
- 7.10 The impact on the setting of the Listed Building from the proposed new detached building to the side, and the proposed rear pods, and the impact on character the Conservation Area of both, has already been assessed and found to be acceptable as part of the considerations of the associated planning application APP/25/00250.
- 7.11 Overall it is considered that the proposed refurbishment works including internal alterations, repair to windows and new porch, would restore the original layout of the building and resultant historic significance of the building, whilst minimising any further loss of historic fabric, and can be supported. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy), DM20 of the HBLP (Allocations), and Policy H1 of the Emsworth Neighbourhood Plan, as well as the statutory duty set out in Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received in respect of the Listed

Building application.

8 Conclusion

- 8.1 The conservation officer is of the opinion that the proposal preserves the character of this Grade II Listed Building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as policies CS11, CS16 and DM20. It is therefore considered to be acceptable and is recommended for listed building consent to be granted. All necessary details have been provided up front, so no further information is required via condition, and any conditions just secure implementation in accordance with the details submitted.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/25/00250

(A) subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 All works of external repair, restoration and replacement shall faithfully match the original features; all internal alterations and restoration shall be implemented in strict accordance with the Proposed Methodology in the Heritage Statement Rev B; and the replacement single glazed windows shall be implemented in strict accordance with Drawing Number 24132-027 Rev C, unless otherwise agreed with the Local Planning Authority in writing.
Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014, the National Planning Policy Framework.

INFORMATIVES:

1. This application has been determined with the following approved plans:

1:1250 Site Location Plan
Amended Heritage Statement by Helyer Davies Rev B
Amended Design & Access Statement by Helyer Davies Rev C
Materials Schedule
Existing Floor Plans, Drawing Number 24132 - 100
Existing Elevations, Drawing Number 24132 - 101 Rev A
Site Plan, Drawing Number 24132 - 102 Rev D
Proposed Floor & Block Plans, Drawing Number 24132 - 103 Rev C
Proposed Elevations, Drawing Number 24132 - 104 Rev C
New Timber Window Details, Drawing Number 24132 - 027 Rev C
2d Sliding Gate Details, Drawing Number A101 Rev B
3d Sliding Gate Details, Drawing Number A10 Rev B

Changes to these plans would require a new Listed Building Consent.

2. In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, In this instance:
 - You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit, amended plans requested and forthcoming, making your proposal acceptable.