

Havant Borough Council
Heritage Consultation Response

Date – 16/7/2025

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/25/00399

Site Address – The Lord Raglan, 35 Queen Street, Emsworth

Proposal:

Retention of timber pergola in pub garden.

Site / Location

The Lord Raglan is a two-storey building located on Queen Street, in the Emsworth Conservation Area. It backs onto the Mill Pond.

The listing description is as follows:

‘Public House. Early C19. Flint and brick, with a tile roof. Symmetrical front (north) of 2 storeys, 3 windows (widely-spaced with doors between). Hipped roof, brick dentil eaves. Flint walling with yellow brick dressings; quoins, flat rubbed arches to the 1st floor, cambered rubbed ground floor openings, including 2 with radiating fluted spandrels, plinth. Sashes in reveals, of 3-lights to the west side ground floor, casement to the east side, and casements to a central bow. 2 later ½-glazed doors. Simpler east elevation of 2 upper and 2 lower windows, with a 6-panelled (2 top-glazed) central door within a segmental arched recess’.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which **affects a listed building or its setting**, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a

Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 202-221. The following paragraphs are most relevant to the determination of this application:

Para 212 states that:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Para 214 states that:

*‘Where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 215 states that:

*‘Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.*

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

‘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’.

Policy CS16 – High Quality Design

Policy CP16 (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:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site’.*

- b) *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.*
- 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.*

Policy DM21 (Allocations Plan) – Shopfronts, Signs, Security Shutters and Advertisements

Policy DM21 states that:

Planning permission will be granted for shopfronts, signs, security shutters and advertisements where:

- 1. They are appropriate in size, scale and design to the character of buildings and their surroundings, including conservation areas, heritage assets and Chichester Harbour Area of Outstanding Natural Beauty (AONB).*
- 2. They will not result in a cluttered appearance either on individual buildings or on the streetscene as a whole.*
- 3. They do not have a detrimental impact upon public safety. In particular, advertisements and signs must not negatively impact upon highway safety for both vehicular and pedestrian movements.*
- 4. The level of illumination proposed does not result in significant levels of light pollution and does not have a detrimental impact upon the amenity of the local area. In the interests of amenity and public safety, individually illuminated letters may be preferable over entirely illuminated signs.*

Emsworth Neighbourhood Plan

- Heritage policies

Assessment

The application is for the retention of a wooden pergola located within the rear garden of the Lord Ragland public house. It is located adjacent to the rear boundary wall, which fronts onto the harbour.

The structure is within the setting of the listed building however, it is at the furthest point of the garden and forms part of the pub garden setting. It is domestic in scale and open on all sides with a slatted roof and therefore provides visual permeability. In context, it does not result in harm to the setting of the listed building.

With regards to the impact on the Emsworth CA, the structure can be viewed from the Slipper Mill Pond when looking back towards Queen Street. It is viewed within the context of the contemporary dwellings to the west and a modern development to the east (built in a traditional style). Overall, it does not detract from this section of the conservation area and therefore does not result in harm to the significance.

The application as submitted, meets the tests set out in S16, S66 and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan.

Conclusion

NO OBJECTION