Havant Borough Council

Heritage Consultation Response

Date – 5/6/2025

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/25/00361

Site Address – 8 South Street, Emsworth

Proposal:

Non-material amendment to planning application APP/22/01148 relating to changes to interior layout.

Site / Location

No. 8 South Street is a, semi-detached, Grade II listed building located in the Emsworth Conservation Area. South Street extends from the Market Square down to the harbour's edge and is characterised by former fisherman's cottages and some historic public houses.

The official listing dates the building back to the early C19, however it is thought locally to be earlier than that. It has a stucco frontage, with a yellow / cream paint finish and a clay tile with 2no. external stacks. The front elevation features 2no. sash windows at first floor with black painted reveals, whilst the ground floor includes a centralised door with a sash bow windows either side, framed with white painted pilasters. The two-storey rear extension is thought to be a Victorian addition.

The side elevation is of exposed brick and the rear elevation includes a small dormer window extension within the catslide clay roof. Internally, there are two equal sized room towards the front and a larger room to the rear and a central staircase. Upstairs there are three rooms and further staircase and room leading to the attic space which has been converted to living accommodation. There is an outbuilding and garden at the rear.

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 is 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.

Emsworth Neighbourhood Plan – Heritage Policies

Assessment

The proposed NMA relates to some proposed minor alterations to the internal layout of the building. Overall, these will not result in harm to the listed building, nor the Emsworth Conservation Area.

On this basis, it is considered that the application would meet the tests set out in S16, 66 and 72 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