

DELEGATED OFFICER REPORT

Site Address: 21 Queen Street, Emsworth, PO10 7BJ
Proposal: **Main House:** Demolition of existing 1960's rear extension and construction of a new, rear single-storey sunroom and link extension. Alterations to windows and replacement of existing roof light. Blocking up of 1no. window and insertion of 2no. new wooden sash windows on first floor, rear elevation. Internal alterations to include: reconfiguration of existing ground floor and first floor layouts including revised bedroom and bathroom layouts and new ensembles, new staircase to basement level, opening up of existing modern, ceiling space within boot/utility room, insertion of 2no. conservation style roof light windows. Replacement vehicular entrance gates to side / rear of property. General repairs to brickwork, guttering and drainage. **Outbuilding:** internal works to include insulation, bathroom reinstatement, vaulted ceiling, new internal staircase, recladding of exterior, new roof, new/replacement windows, insertion of 3no. new conservation style roof light windows. **Garage:** replacement of existing roof on garage structure.

Application Type:	Listed Building Consent		
Application No:	APP/25/00397	Expiry Date:	18/06/2025
Applicant:	Bouch		
Agent:	Helyer Davies Architects	Case Officer:	Denise Sheath
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

Site Description

The application site is located in Queen Street in Emsworth, within the Emsworth Conservation Area. It comprises a detached, two-storey dwelling of brick and clay tile construction. The property dates back to the late C18 and was grade II listed in 1984. See listing description below:

'House. Early C19. Red brick walls in Flemish bond with blue heads; hipped slate roof and brick dentil eaves. Symmetrical front (north) of 2 storeys, 3 windows. Sashes in exposed frames, 2 angular bays to the ground floor, with cornices and sashes. Wood doorcase has cornice, frieze, reeded pilasters, and later 3-panelled (1-top-glazed) door, on stone steps with wrought iron'.

The property is extended at the rear with various single storey additions. There is a large rear garden which is landscaped. There is a large outbuilding which may have been a former barn. Given its age, this structure is curtilage listed.

2 Planning History

APP/25/00396 - Demolition of existing 1960's rear extension and construction of a new, rear single-storey sunroom and link extension, erection of new detached greenhouse, replacement vehicular entrance gates to side / rear of property.

Officer comment: This is the corresponding planning application

3 **Proposal**

This application seeks Listed Building Consent for:

Main House: Demolition of existing 1960's rear extension and construction of a new, rear single-storey sunroom and link extension. Alterations to windows and replacement of existing roof light. Blocking up of 1no. window and insertion of 2no. new wooden sash windows on first floor, rear elevation. Internal alterations to include; reconfiguration of existing ground floor and first floor layouts including revised bedroom and bathroom layouts and new ensuites, new staircase to basement level, opening up of existing modern, ceiling space within boot/utility room, insertion of 2no. conservation style roof light windows. Replacement vehicular entrance gates to side / rear of property. General repairs to brickwork, guttering and drainage. **Outbuilding:** internal works to include insulation, bathroom reinstatement, vaulted ceiling, new internal staircase, recladding of exterior, new roof, new/replacement windows, insertion of 3no. new conservation style roof light windows. **Garage:** replacement of existing roof on garage structure.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Planning (Listed Buildings and Conservation Areas) Act 1990

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 **Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy, The Harbour Office

Recommendation – No objection, subject to –

- Salvaged Victorian brickwork to be reused and otherwise samples of external building materials being submitted and agreed;

- Relocated electric meter to be positioned as close as possible to the chimney stack projection on west elevation and housing to be painted black, to minimise its visual impact;
- rooflights on sloping roof surfaces to be of a conservation style, flush to the roof surface; and,
- support for the replacement /new windows be of timber, painted or stained construction and maintained in that condition thereafter.

Officer reasoned justification

A site visit was made 13.6.2025 and regard had to the policy framework* and Historic England's List description # below. I have carefully read through the very detailed submitted Heritage statement.

The site was viewed from Queen Street. I did go to 30 King Street and the public footpath there that leads back to Dolphin Quay, but no views of the site are obtained there, owing to tree cover and a tall boundary fence.

As a first observation, the description of development (with the agreement of the applicant) could probably be shortened to –

“Demolition of rear extension and construction of a new single-storey extension. Internal ground floor alterations, including part-removal of a wall. New vaulted ceiling with new roof lights to the utility room. First floor works include new ensuites, reinstatement of an original doorway and a replacement roof light. Upgrades to the staircase and landings. New staircase and vaulted ceiling in barn. External works include brickwork repairs, upgrading rainwater goods, re-cladding at first floor, new roof and windows and installation of 3 No. conservation-style roof lights. Refurbishment off rear boundary wall, alterations to hard landscaping, a new greenhouse, replace garage roof and repairs to front garden features”

The substantial and attractive Georgian property and its large outbuilding - (referred to by the applicant as the 'barn', marked as '19a' on the Ordnance Survey extract on the Historic England webpage) is very visible from the street. The 'barn' is not mentioned in the List # description below.

I noted the 'barn' is constructed of a hotch-potch of facing materials and appeared to be timber framed with brick infill, some brickwork painted white. The 'barn' has clearly been altered in the past with a first floor window, facing the rear of 19 Queen Street, clearly having been a doorway at one time.

The house itself is red-bricked in Flemish bond with burnt headers, with timber sliding sash windows and a hipped, slate roof. Ground floor bay windows frame a central front door. A dwarf front wall topped by black railing and planting behind, make this a very handsome property.

A driveway to the site, leads to a tall gate, with the back garden and 'barn' beyond. This gate is the least attractive feature of the property and would merit improvement. The property sits within Character Area A of the Emsworth Conservation Area (CA), within the Chichester Harbour National Landscape (NL). It receives no particular mention in the CACA (not even [surprisingly] considered one of the most significant LB's in paragraph 3.17), other than tangentially in paragraph 3.8.1, where a fine collection of Georgian houses in Queen street is referred to. I do wonder whether in paragraph 3.17, reference to No. 19 Queen Street "The Hut" is actually referring to what the applicant is calling the 'barn'. The CACA map does not show the 'barn' to be a LB.

Relevant site history

None listed for 21 Queen Street on Council webpage

19a Queen Street has a property record in the Council's property database, but has no planning history associated with it.

The house was made Grade II Listed in 1984.

Historic mapping for 1886 suggests the 'barn' was part of No.19 Queen Street, with the back curtilage of it and 21 Queen Street much shorter owing to a long intervening piece of land.

By 1898, No. 19a has become separate from what appears to be a rebuilt No. 19, but again the back curtilages of 19a and 21 are still shorter than they are today. The rear part of 21 does not appear to be joined to the main house.

By the early 1930's a similar layout exists, although the rear part of 21 has now become conjoined with the main house.

The Heritage statement (page 4) synopsis of how the property developed through time is noted, which includes a sealed up well in the basement and oven and vehicle inspection pit in the 'barn'.

The proposed works

Main house:

(A) roof level – two rooflights are to be inserted in a roofslope to the single storey rear projection, with internal ceiling removed. Existing rooflight at upper flat roof valley roof level to be replaced; all rooflights not visible from the driveway/street. Preapplication Council advice accepted in principle as long as positioned between existing rafters.

(B) At first floor, various internal walls are being installed to create en-suites or undone in the case of opening up the landing to the external street window and related minor works of demolition.

(C) At ground floor, there is a modest replacement of a 1960's rear projecting element and its catslide roof with new glazed roof and a replacement infill extension, lit by a rooflight. The latter will cause the shortening of an arched landing window above it, whose cill height will be raised: preapplication advice was to accept provided whole timber window framework refreshed. Various alterations to walls/skirting boards.

(D) At basement level a replacement stairwell is proposed. A coal bunker opening is being built over, but will still be seen in the basement.

Barn/car port:

Roof level – three rooflights are to be installed within a new standing seam zinc roof covering, but the roof pitch is very shallow, so these would not be visible from the street/side driveway.

At first floor, a kitchen area is being formed and the top of the stairwell enclosed with new door leading into the main floor space.

At ground floor, a W.C. with washbasin is being formed in the north-west corner.

Car port to be re-roofed.

Curtilage:

new gates are to be fitted at the head of the driveway, opening outwards.

Front curtilage to be tidied up and railings repainted. A new greenhouse is to be built,

set off the north-east boundary, in the lower part of the garden. A new garden wall is to be built to enclose a small patio area just beyond the enlarged rear projection. The existing damaged wall along the southern boundary is being repaired and given a level height along its length.

Conclusions

The Conservancy will leave the Council to comment on impact to the significance of this heritage asset - (especially internal works, which I note could easily be reversed) - within the CA, through relevant Development Plan Policies CS11, DM20 and H1. The submitted Heritage statement makes a plausible case for the renovation and alteration of the Listed Building, which followed detailed advice from a pre-application enquiry under the Council's reference GEN/25/00188.

In particular the replacement of the poor 1960's lean-to, with a much more respectful sun room and recladding of the 'barn' and new gates to the back garden are seen as very positive.

Whilst new rooflight windows and a lantern light are being proposed, this is a built up part of the NL and the works would otherwise be permitted development. As long as the rooflights on sloping roof surfaces are of a conservation style, flush to the roof surface, there are no objections.

Conservancy Officers consider the integrity of the Listed Building and its contribution to the heritage of this part of the NL and CA would be preserved.

Conservation Officer, Development Control

Site / Location

The application site is located in Queen Street in Emsworth, within the Emsworth Conservation Area. It comprises a detached, two-storey dwelling of brick and clay tile construction. The property dates back to the late C18 and is was grade II listed in 1984. See listing description below:

'House. Early C19. Red brick walls in Flemish bond with blue heads; hipped slate roof and brick dentil eaves. Symmetrical front (north) of 2 storeys, 3 windows. Sashes in exposed frames, 2 angular bays to the ground floor, with cornices and sashes. Wood doorcase has cornice, frieze, reeded pilasters, and later 3-panelled (1-top-glazed) door, on stone steps with wrought iron'.

The property is extended at the rear with various single storey additions. There is a large rear garden which is landscaped. There is a large outbuilding which may have been a former barn. Given its age, this structure is curtilage listed.

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:

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

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;

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;

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

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

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Locally Listed Buildings

Assessment

The applications, both planning and listed building consent, are for a variety of proposed alterations to the building, which are assessed in turn below:

Replacement rear extension

The existing 1960's rear extension is of no architectural merit and results in visual harm to the rear elevation of the listed building. The proposed replacement extension would comprise a traditional design, which is more complementary to the historic character of the main house and will allow the first-floor elevation to breathe. This would result in the partial demolition of the Victorian wall however, it is specified that salvageable bricks will be reused where possible, during the rebuilding of the wall which separates the Victorian element from the new extension.

Subject to further detailing regarding materials (which are indicated to be brick with stone corning) and windows / roof lantern, it is considered that this element of the proposal would not result in harm to the listed building. The side elevation of the replacement extension would also form the shared boundary with No. 23, which is also a Grade II listed building. The rebuilding of this wall to a more appropriate height, using high quality materials, will also be a betterment to the setting of the adjacent listed building.

Link extension

Between the two single storey elements which extend from the rear elevation, there is an existing flat roof link structure, which is of no architectural merit. It is proposed to replace this with a new link structure with a roof lantern however, this would extend out further, enclosing the existing redundant external space between the extensions. This would result in the loss of 2no. GF windows, one of which has historic value. The loss of the window would result in a degree of harm however, this will be discussed further in the summary. The proposed replacement link would also have an increased roof height, which would affect the curved, first floor sash window in that the lower two panes are proposed to be removed. The window is currently in poor condition, and it is proposed to restore the window, when removing the lower two panes. Again, this would result in a small degree of harm which will be assessed further down.

Internal

All of the proposed internal alterations for each floor are set out in the Design, Access and Heritage Statement, which has been assessed in detail. The proposed removal of the internal window and relocation of ladder access would result in a small degree of harm and it would be preferable if this window could be utilised elsewhere within the scheme. There is no objection to the opening up of the false ceiling within the boot room and the revealing of the roof structure and the insertion of 2no. roof lights, so long as these are positioned within the existing rafters.

At first floor, minor alterations are proposed including the introduction of new stud wall partitions and the opening up of the landing space. Overall, subject to design finishes, these alterations would not result in harm to the listed building. 2no. new sash windows are proposed for the first floor back bedroom (where the existing extension would be demolished). Subject to further detailing, these are supported in principle.

Proposals outlined for the basement levels on the plans and in the HS are supported.

Outbuilding

The existing structure is in poor repair and undergone several modifications since its original construction. The proposal is to renovate this building including; insulation, restore bathroom, replacing the staircase, opening up the false ceiling to reveal original roof structure. External proposals include external cladding, insertion of 3no. roof lights and the repositioning one window.

The proposal would restore the building for future use, making it a more functional space. Subject to further details on windows and materials, no harm would arise to this curtilage listed building.

New greenhouse

A traditional style greenhouse is proposed for the SE corner of the site. This is in keeping with the historic character of the site and is supported in principle, subject to further details on materials.

Garage structure

The proposal is to replace the existing roof which is in poor condition. Subject to further details on the new roof material, no harm would arise to this curtilage listed building.

New gates

It is proposed to replace the existing entrance gates which are timber and in poor condition. Subject to further details on materials, this is supported.

Summary

In summary, the proposed works would result in the loss of some historic fabric, mainly windows, which would result in a low level of less than substantial harm. However, the overall scheme would bring the listed building back into use (it's currently vacant and in poor condition), including the removal of the non-sympathetic rear extension and addressing issues with the curtilage listed building. Therefore, on balance, the proposed scheme is not considered to result in harm to the listed building, given the benefits outlined above, nor the significance of the Emsworth Conservation Area. As such, the proposal is considered to accord with 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, Local Plan and Emsworth Neighbourhood Plan.

Conclusion

NO OBJECTION subject to the following conditions to be placed on the listed building application – APP/25/00397 decision notice:

NO OBJECTION subject to the following conditions:

Condition 1

Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of all new and replacement doors and windows, including roof light windows, have been submitted to, and approved in writing by the

Local Planning Authority. The details to comprise:-

1:20 elevation and plan; 1:5 section and full-size glazing bar detail.

The position of the window / doors within the opening (depth of reveal) and method of fixing the glazing (putty or beading)

The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason - In order to safeguard the building's special architectural and historic interest.

Condition 2

Details of all new external materials to be submitted and agreed, including details of the proposed replacement staircase to the basement level and details of where any salvaged Victorian brickwork is to be reused.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason - In order to safeguard the building's special architectural and historic interest

Condition 3

Prior to installation, details of the position of the relocated electric meter to be provided, including colour and finish. The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason - In order to safeguard the building's special architectural and historic interest.

Officer Comment:

At the request of the agent the Conservation Officer has agreed to a change of the wording to Condition 1 above so it now reads:

1. Notwithstanding the approved plans, no alterations to the existing windows / doors, nor the installation of any new windows / doors shall not be commenced until detailed drawings of all new and replacement doors and windows, including roof light windows, have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-
 1. 1:20 elevation and plan; 1:5 section and full-size glazing bar detail.
 2. The position of the window / doors within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
 3. The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason - In order to safeguard the building's special architectural and historic interest.

Emsworth Residents Forum, c/o Emsworth Community Centre

No comments Received

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached. (GII in a CA under 1000sqm).

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: 14

Number of site notices: 1_

Statutory advertisement: 06/06/2025

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) Principle of development
- (ii) Impact upon Heritage Assets

(i) Principle of development

7.2 In this case the proposal includes works to a Listed Building in the Emsworth Conservation Area. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon Heritage Assets

7.3 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.

7.4 21 Queen Street, Emsworth is a Grade II Listed Building. The listing descriptions is given above which sets out the significance of the building.

7.5 In terms of the impact of the proposals on the heritage asset, the Conservation Officer has provided comprehensive comments which, for brevity, will not be repeated but are set out within the consultation response above.

7.8 The Conservation Officer comments that overall, it is considered that these works will not harm the historical or architectural significance of the designated heritage asset. As such, the Conservation Officer raises no objection to the proposal subject to conditions.

- 7.9 The proposal is therefore considered to be acceptable and would not result in harm to the significance of the Listed Building, meeting the requirements of Policies CS11, CS16 of the Havant Borough Local Plan (Core Strategy), Policy DM20 of the Havant Borough Local Plan (Allocations) and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies ENP_H1, ENP_H2, ENP_D1 and ENP_D2 of the Emsworth Neighbourhood Plan Post Examination Version 2020.

8 Conclusion

- 8.1 It is considered that the proposal preserves the character of this Grade II Listed Building and would on balance not harm its significance, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM20 of the Havant Borough Local Plan (Allocations). Policies ENP_H1, ENP_H2, ENP_D1 and ENP_D2 of the Emsworth Neighbourhood Plan Post Examination Version 2020.

9 RECOMMENDATION:

That the Development Manager be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/25/00397 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 Notwithstanding the approved plans, no alterations to the existing windows / doors, nor the installation of any new windows / doors shall not be commenced until detailed drawings of all new and replacement doors and windows, including roof light windows, have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-
 1. 1:20 elevation and plan; 1:5 section and full-size glazing bar detail.
 2. The position of the window / doors within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
 3. The materials used, method of opening and finishes.The works shall be carried out in full accordance with the approved details and be retained thereafter in accordance with these approved details.
Reason - In order to safeguard the building's special architectural and historic interest having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy), Policy DM20 of the Havant Borough Local Plan (Allocations) July 2014 and the National Planning Policy Framework.
- 3 Prior to any works above ground level, excluding demolition, details of all new external materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed replacement staircase to the basement level and details of where any salvaged Victorian brickwork is to be reused. The works shall thereafter be carried out in full accordance with the approved details and be retained thereafter.
Reason - In order to safeguard the building's special architectural and historic interest having due regard to policies CS11, CS12 and CS16 of the Havant

Borough Local Plan (Core Strategy), Policy DM20 of the Havant Borough Local Plan (Allocations) July 2014 and the National Planning Policy Framework.

- 4 Prior to the installation of the electric meter, details of the position and appearance of the relocated electric meter shall be provided, including colour and finish shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full accordance with the approved details and be retained thereafter in accordance with these details.

Reason - In order to safeguard the building's special architectural and historic interest having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy), Policy DM20 of the Havant Borough Local Plan (Allocations) July 2014 and the National Planning Policy Framework.

Informatives:

Informative 1:

In accordance with paragraphs 39-51 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:

1. Offering a pre-application advice service, and
2. Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

3. You sought and were provided with pre-application advice,
4. You were updated about issues after the initial site visit,
5. Your application was acceptable following receipt of amended and additional information and plans, and no further assistance was required.

Informative 2:

This application has been determined with the following approved plans:

Design Access and Heritage Statement - Received 14 May 2025

Ecological Impact Assessment - Received 29 July 2025

Proposed Site Plan - Drawing No. 24130 - 005 - Received 14 May 2025

Proposed Basement Plan - Drawing No. 24130 - 006 - Received 14 May 2025

Proposed Ground Floor Plan - Drawing No. 24130 - 007 - Received 14 May 2025

Proposed First Floor Plan - Drawing No. 24130 - 008 - Received 14 May 2025

Proposed Roof Plan - Drawing No. 24130 - 009 - Received 14 May 2025

Proposed Elevations and Sections - House - Drawing No. 24130 - 010 - Received 14 May 2025

Proposed Elevations and Sections - Garage - Drawing No. 24130 - 011 - Received 14 May 2025

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