

My ref. 271

Your ref. APP/25/00491

Havant Borough Council,

Public Service Plaza,

Civic Centre Road,

Havant,

Hampshire,

PO9 2AX.

04 July 2025

For the attention of Dawn Patterson-also circulated to Mr R. Riley-Planner, Havant B.C.

Dear Sirs,

SUPPLEMENTARY INFORMATION to be considered as part of planning submission ref.

Planning Application APP/25/00491

Location: Oysters, 25 Tower Street, Emsworth, Hampshire, PO10 7BH,

Applicant: Mr. R. Kennett

I refer to my recent planning application and wish to make you aware of additional information relevant to your Conservation Area considerations, which has become available concerning two former buildings on Tower Street, located within the existing curtilage of 25 Tower Street. Of particular note is the fact that a substantial 2 storey building was present on the site until approximately 1982. The eastern wall of this structure fronted Tower Street directly. There was also a large single storey shed close to the existing access to 25 Tower Street, though this must have been demolished at some time prior to 1955.

[REDACTED] A large two storey building which was located in the grounds attached [REDACTED] close to Tower Street, was used for the stabling of a horse or horses and possibly for housing equipment used in connection with the oyster business. This was demolished to facilitate construction of the existing dwelling at 25 Tower Street shortly before 1982. There was also a large single storey shed located close to the existing access to Oysters at 25 Tower Street. Both buildings are shown on the 1896 and 1932 1:2500 O.S. maps covering this part of Emsworth. Photographed copies of these O.S. maps which print at A4 are in the pdf files attached to this letter. These prove that the buildings existed (note the O.S. extracts are significantly enlarged and are not to scale). The stable/storage building is shown in photographs held at the Emsworth Museum. I have selected three such photos which are attached with this letter in pdf files. All three show Emsworth harbour frontage from the water. Photo 1 (possibly taken as early as 1870) shows the 2 storey stable/storage building very clearly, but not the single storey shed. Photo 2 (possibly taken in the early 20th century) shows the single storey shed and the two storey building to the left of a fishing boat mainsail. The 1955 [REDACTED] postcard, photo 3, shows the 2 storey building only and the slipway at the end of Tower Street. In all three photos, the 2 storey building's general proportions and size are clearly evident.
(continued over)

It is possible to judge from the photographs, evidence on site and from O.S. sheets, the size of the demolished stable/storage building with a considerable degree of accuracy. The rectangular building had:

- a) a length of approx.13 metres, verifiable on site and as seen on the O.S. sheets with the two long walls running from north to south.
- b) a width of approx. 8 metres with the two shorter walls running from east to west.
- c) a height to eaves (just above first floor windows) of approx 5 metres (2 stories each of 2.350 metres plus 300mm first floor thickness).
- d) a simple pitched roof, approx. 38 degrees pitch giving a height to ridge of approx. 9 metres.

e) gables on the short north and south elevations. The south gable was located at the current sea wall edge and the north gable was positioned near the southernmost gate pillar of the existing entrance gates giving a length of approx. 13 metres.

f) an eastern long wall positioned on the boundary with Tower Street as shown in the O.S. maps. There is site evidence to support this, as the current boundary brick wall on Tower Street has been painted with a black compound, possibly for waterproofing purposes, for around 13 metres of its length. It is in old brickwork and is probably the last vestige of the stable/storage building reduced in height to provide a cheap and effective brick boundary wall for the dwelling now present on the site.

The dimensions of the former stable/storage building have been added to a photo looking south along Tower Street as it exists today. This annotated photo is attached with this letter. My purpose in sending this information is to prove to you and your Conservation Officer that:

i) there was a long rectangular two storey stable/storage building built up to the edge of Tower Street with gable ends reaching up to around 9 metres above ground level until demolition around 1982. The annotated photo shows the approximate massing of the former structure in the Conservation Area on Tower Street looking south.

ii) before 1982 there was no catslide roof adjacent Tower Street and only gable roof ends were present until 1982. Any claim that the existing catslide roof form should be retained [REDACTED] as an historically significant feature in the Conservation Area, has therefore no value as a material planning consideration.

iii) there existed a substantial two storey gable ended structure up to the edge of Tower Street dating from the mid 19th century or earlier, until demolition around 1982. This restricted views of the harbour looking south along Tower Street, to a much greater degree than currently exists or would exist should my client's proposals be approved. My client's proposed roof alteration, including replacement new chimney, also fits within the envelope of the demolished 2 storey stable/storage building. This being the case, any claim that the existing extent of views looking south across the harbour is an historically, visually significant feature in the Conservation Area, which would be detrimentally affected by my client's proposals, has therefore no value as a material planning consideration.

Please ensure that your Conservation Officer is made aware of this information. I should be pleased if you would ensure that this information is fully addressed in any written or verbal report you find it necessary to prepare and also in the decision process should that matter be delegated. I should be pleased if you would also ensure that this information is brought to the attention of elected members should the application be determined at a committee meeting.

[REDACTED]