

DELEGATED OFFICER REPORT

PROPOSAL	Changes to interior layout; Installation of lead flashing to 2Nr front chimneys; Re-render rear chimney; Repaint façade from beige to yellow. (Revision to Listed Building Consent APP/22/01149.)
LOCATION:	8 South Street, Emsworth, PO10 7EH
REFERENCE NO:	APP/25/00372
APPLICANT:	Mr Ware
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	02/07/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	
	Approve with Conditions

1. Site Description

{{OfficerReport.arcusbuiltenv__Site_Description__c}.html}

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

[Planning Application - APP/25/00361](#)

3. Proposal

Changes to interior layout; Installation of lead flashing to 2Nr front chimneys; Re-render rear chimney; Repaint façade from beige to yellow. (Revision to Listed Building Consent APP/22/01149.)

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade:
Conservation Area:

5. **Statutory and Non Statutory Consultations**

Conservation Officer
Chichester Harbour Conservancy
Emsworth Residents Forum, c/o Emsworth Community Centre

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		13/05/2025		Is in conservation area
Site Notice		13/05/2025		Affects a Listed Building and/or the setting of a Listed Building

Number consulted:

Public comments - Number of representations received:

[List comments or summarise issues raised]

{{PublicComments.arcshared__Text__c}}

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

- 7.1 {{OfficerReport.arcusbuiltenv.arcusbuiltenv__Appraisal__c}.html}
- {{OfficerReport.arcusbuiltenv__Principle_of_Development__c}.html}
- {{OfficerReport.arcusbuiltenv__Design__c}.html}
- {{OfficerReport.arcusbuiltenv__Impact_on_Neighbouring_Amenity__c}.html}
- {{OfficerReport.arcusbuiltenv__Other_Considerations__c}.html}
- {{OfficerReport.arcusbuiltenv__Conclusion__c}.html}
-

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00372

Conditions:

1	The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted. Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2	The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable. Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
3	Prior to installation, a full scale or 1:5 scale plan of the new casement window in the dormer extension shall be submitted to the Local Planning Authority for approval. The casement window shall be installed in accordance with the approved plan. Reason: In order to safeguard the building's special architectural and historic interest having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS11, Havant Borough Local Plan (Allocations) 2014 policy DM20 and the National Planning Policy Framework.
4	The re-painting of the exterior of the property shall be in a Dulux Heritage D H White colour only unless otherwise agreed in writing with the Local Planning Authority. Reason: In order to safeguard the building's special architectural and historic interest having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS11, Havant Borough Local Plan (Allocations) 2014 policy DM20 and the National Planning Policy Framework.
5	The works to re-render the chimney shall be undertaken with a lime based render unless otherwise agreed in writing with the Local Planning Authority.

	Reason: In order to safeguard the building's special architectural and historic interest having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS11, Havant Borough Local Plan (Allocations) 2014 policy DM20 and the National Planning Policy Framework.
--	--

Informatives:

6	This application has been determined with the following approved plans. Location Plan and Block Plan – 535 PL01 Rev P1 Floor Plans Proposed – 535 PL05 P4 Floor/Roof Plan Proposed – 535 PL06 Rev P1 Elevations Proposed – 535 PL07 Rev P2 Changes to these plans would require a new Listed Building Consent.
---	--