

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Mayfield House
256 Banbury Road
Oxford
OX2 7DE

T: 01865 511444

F: 01865 310653

Your ref: PP-11730135

Our ref: Gascoigne Pees
Emsworth

30 November 2022

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)

APPLICATION FOR LISTED BUILDING CONSENT FOR REPLACEMENT WINDOWS AT 1 SOUTH STREET, EMSWORTH, HAMPSHIRE, PO10 7EG

Carter Jonas is instructed by Connells Group (the 'applicant') to submit an application for Listed Building Consent for the replacement of four windows on the southern elevation of the rear extension at 1 South Street, Emsworth, PO10 7EG (the 'site').

The description of development is set out below:

"Replacement of windows"

In addition to this covering letter, the following documentation has been submitted via the Planning Portal (PP- 11730135) to accompany this application:

- Application form;
- Location Plan (drw. GSP_EMS_LP)
- Block Plan (drw. GSP_EMS_BP)
- Existing Elevations (GSP_EMS_00)
- Proposed External Elevations (GSP_EMS_01)

Site and Surroundings

The application property is a Grade II Listed building which is located within the Emsworth Conservation Area and in the District Centre of Emsworth. The site is also in the Chichester Harbour Area of Outstanding Natural Beauty (AONB). According to the Environment Agency mapping system, it is sited wholly within Flood Zone 1.

The site comprises of a two-storey, pitched roof building which benefits from a two-storey flat roofed extension to the rear. The property is currently occupied by an estate and lettings agency with commercial uses occupying the adjacent units.

Proposed Works

This application seeks Listed Building Consent for the replacement of four windows with new timber framed, like-for-like windows, painted white. The replacement windows serve the ground and first floors of the rooms within the existing rear extension and face towards a public car park which is located to the south of the site. These works are required as the current windows are in a poor state of repair. This proposal would improve the appearance of the building, whilst preserving the historic character.

Planning Policy

At section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) it states: 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'. Section 8 of the Act allows Local Planning Authorities to grant permission for works to be undertaken to a listed building.

The development plan for Havant Borough Council comprises the Havant Borough Core Strategy March 2011 and Havant Borough Local Plan (Allocations) July 2014. The National Planning Policy Framework (NPPF) is also a material consideration.

The Havant Borough Council mapping system shows the property to be a Grade II listed building, located within the Emsworth Conservation Area.

Policy CS11 of the Core Strategy seeks to ensure that proposals protect and enhance the special environment and heritage of the borough. In relation to heritage assets, the policy seeks to ensure that development "*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 or historic or architectural interest*". Moreover, Policy DM20 of the Local Plan (Allocations) sets out that "*Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough*". Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement.

At paragraph 194 of the NPPF it states "*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*"

Furthermore, paragraph 202 states "*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.*"

Design and Access and Heritage Statement

The property was first listed in February 1994 as part of a group listing which includes nos. 1, 1A, 1B and 1C South Street. The details of the list entry as found on the National Heritage List for England are as follows:

Houses over shops. Early C19. Stucco, with tile and pantile. 2 storeys, 3 windows. Plain walling with eared architraves, 1st floor band, plinth. Victorian sashes in reveals. 3 mid C20 shop-fronts to the ground floor.

This application seeks consent for the replacement of windows. The proposed works are minor and involve the like-for-like replacement of four windows. There would be no alterations to the layout of the building and the works are limited to those which are considered absolutely necessary.

Any change in appearance would be extremely limited and positive as a result of the replacement of windows which are in a poor state of repair.

The works are required as the existing windows are no longer fit for purpose. However, the like-for-like replacement will ensure that the works would have no harmful impact upon the appearance or significance of this listed building.

Any proposed development should seek to preserve or enhance this designated heritage asset and the Conservation Area as per the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. It should be noted that as stated within a High Court Judgement of 2014 (Case No: CO/1894/2014), preservation does not mean no change; it specifically means no harm.

The NPPF states that the impact of a proposed development should be considered on the Conservation Area as a whole. It is clear that the Conservation Area comprises a variety of building types, styles and materials. The proposals, which only comprise the replacement of windows, would be in keeping with the character and appearance of the Conservation Area by nature of its materiality and scale.

Lastly, it should be noted that access to the site will remain unchanged.

Conclusion

Listed Building Consent is sought for alterations to a Grade II listed building. The works are limited to what is considered to be absolutely necessary and are to be undertaken on a like-for-like basis, resulting in an improvement in the building's appearance.

The proposed works will preserve the character and appearance of the listed building and Conservation Area.

I trust that the above and enclosed is sufficient to enable validation of this application. However, should you have any questions or require further information, please do not hesitate to contact me.

Yours faithfully,



Ellie Neal
Senior Planner

E: ellie.neal@carterjonas.co.uk
M: 07813 670447