

3 Orange Row • Emsworth • Hampshire • PO10 7EL

Ms Emma Chisnall
Case Officer
Havant Borough Council Planning Dept.
Public Services Plaza, Civic Centre Road
Havant PO9 2AX



Date: 2 December 2017
Your ref: Planning application no: 17/01111 - 5 Orange Row, Emsworth

Dear Ms Emma Chisnall

I have not been able to submit my additional comments before today (4.12.17) on the above application as the Conservation Officer's Response had been written and saved on-line using internal HBC software. I had to phone HBC Planning Department to request her document was re-submitted using publicly accessible software.

Having now read her response, I wish to make the following observations on the Conservation Officer's comments:

5 Orange Row is not *"part of a modern terrace development"* as she states. No 5 is part of a pair of a semi-detached houses adjoining a first floor mews flat (no. 6) over a block of garages. Orange Row is a visually and architecturally integrated courtyard development, with no 5 in a central position on the southern side building group around a cobbled central area along with two other building groups, one to the north and one to the west. Any departure from the unifying architectural features of the rest of Orange Row (8 buildings in all) will disrupt and damage the character of the whole development. It may also create a precedent for other courtyard developments within the conservation area

"The changes in fenestration to aluminium windows and dark grey doors could be seen as a positive change to the building reflecting the modern building style whilst not straying far from the existing black window frames and garage door. Whilst the proposed changes to the front door would mark the property out from its neighbours it is not considered to be harmful to the character or setting of the Conservation Area."

The Conservation Officer's opinion stated here cannot be justified in relation to Orange Row, and is in direct conflict with the CHC Planning Officer's comment below, which is particularly relevant as the Emsworth Conservation Area is within the AONB and not mere on the bordering of it:

"I think it is important that a set piece development of this type should retain some uniform design elements and thus cite this planning condition further in opposing the development under APP/17/01111."

You will be able to see from the attached photographs of the 3 sides of Orange Row that the repeated design and style of fenestration and doors are a key feature of the uniform design features that others have referred to in making in their objections to this application.

As also pointed out in other responses, departures from the key architectural design elements in Orange Row have not been permitted recently;

- Extension to no 1 required to follow all existing details to preserve a uniform flow with neighbouring buildings. (2014)
- No 1 not permitted a west facing window, even if in obscured glass. (2014)
- Enlargement to one front elevation window at no 3 not permitted. (2016)
- Replacement of wooden windows with black pvc at no 2 would only be permitted if the size of the cross section of the pvc widow frame matched exactly the proportions of the existing wooden frame. (2016)

These experiences beg the question "when and why have the criteria on preservation and enhancement of the Conservation Area changed?". If any such changes are permitted to no 5, residents of Orange Row would like to be advised regarding the new criteria.

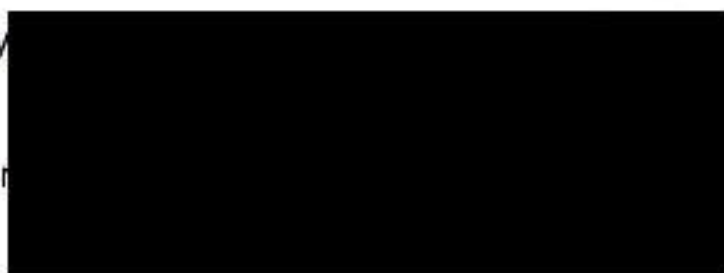
To illustrate the arrangement of the three building groups within the Orange Row courtyard and how they have been co-ordinated with each other I have included the following pictures.



The entrance to the Orange Row courtyard development.

Your sincerely

Thomas Griffin



The building group to the South with no 4 to the left, no 5 with the red door in the centre and no. 6 a mews flat above the garage block



The building group to the North comprising nos 1, 2 and 3.



The building group to the West comprising nos 36 and 36a which face onto South Street but have their entrances in Orange Row

