

DELEGATED OFFICER REPORT – LISTED BUILDING CONSENT

PROPOSAL:	Listed Building Consent for proposed replacement of failing internal wooden beam, to steel beam with oak cladding, including insulation above.
LOCATION:	Hearnsbrook, 39 Havant Road, Emsworth, PO10 7JD
REFERENCE NO:	APP/26/00200
APPLICANT:	Mr Simon O'Hea
APPLICATION TYPE:	Listed building consent (Alt/Ext)
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	20/05/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Grant Listed Building Consent

1. Site Description

- 1.1 The site lies on Havant Road in Emsworth. It forms one of a pair of large, semi-detached dwellings, both of which are Grade II listed. The property features pink render for the external walls and slate tiles for the roof.

2. Planning History

No relevant history

3. Proposal

- 3.1 Listed Building Consent for proposed replacement of failing internal wooden beam, to steel beam with oak cladding, including insulation above.

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 Local Plan (Core Strategy) March 2011

CS16 High Quality Design

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

DM20 Historic Assets

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 General Design Policy

ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: II
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Conservation Officer	<p>Site / Location The site lies on Havant Road in Emsworth. It forms one of a pair of large, semi-detached dwellings, both of which are Grade II listed.</p> <p>Legislation When assessing the proposal, the following legislation and policy context is taken in consideration.</p> <p>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.</p> <p>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:</p>
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	<p>'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</p> <p>Para 215 states that:</p> <p>'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'.</p> <p>Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)</p> <p>Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough</p> <p>Policy CS11 (4) states that planning permission will be granted for development which:</p> <p>'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'.</p> <p>Policy CS16 – High Quality Design</p> <p>Policy CP16 (1a) of the Core Strategy states that:</p> <p>'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:</p> <ul style="list-style-type: none"> a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'. b) Integrates with existing local landscape features, promotes wildlife
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	<p>and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;</p> <p>c) 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;</p> <p>d) 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</p> <p>e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.</p> <p>Policy DM20 (Allocations Plan) - Historic Assets</p> <p>Policy DM20 states that;</p> <p>'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:</p> <ol style="list-style-type: none"> 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. <p>Emsworth Neighbourhood Plan</p> <ul style="list-style-type: none"> - Heritage policies <p>Assessment</p> <p>The application seeks Listed Building Consent for the replacement of an</p>
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	<p>internal loadbearing timber beam within the south-east corner of the building, together with associated repair works. The submitted Heritage Statement explains that the existing beam has deteriorated due to water ingress, resulting in rot, and therefore requires replacement to ensure the continued structural stability of the building. This is justified with a structural survey and a thermal imaging report.</p> <p>Hearnbrook is a Grade II listed building dating from the early nineteenth century, forming part of a symmetrical pair of houses of circa 1805. The building is of clear architectural and historic interest, retaining characteristic features including its rendered elevations, classical detailing and internal plan form. The list description identifies a high level of survival of historic fabric, particularly internally. However, the affected area lies within a later extension dating from around 1900, which is of comparatively lesser significance than the original core of the building.</p> <p>In considering the impact of the proposals, it is noted that the works are confined to internal fabric and will not affect the external appearance of the building. The replacement of the beam arises from structural necessity following decay and therefore constitutes a repair-led intervention. Given that the existing timber is no longer sound, its replacement is considered to be justified in principle in order to secure the long-term conservation of the building.</p> <p>It is proposed that the beam is replaced with steel rather than like for like timber. The reason for this is that a like for like timber beam in terms of size, would not meet current structural standards and would need to be much larger to meet current standards. This would appear visually overbearing within the room it is located, which is a home office with decorative wooden cladding on the wall. The building is not a timber framed building and therefore this beam does not form part</p>
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	<p>of a wider wooden framed structure. Therefore, its loss and replacement with a stronger steel beam would have very limited harm. Furthermore, if the replacement beam to be boxed in, plastered and painted to match the ceiling, then it the resultant appearance would not result in harm to the interior of the building. Overall, the proposals are considered to be appropriate and proportionate. The replacement of the deteriorated structural element is necessary to ensure the continued viability of the building, and the associated repairs will have a positive effect. The works will preserve the character and appearance of the listed building and accord with the relevant statutory duty and NPPF and development plan policies.</p> <p>Conclusion NO OBJECTION subject to the following condition:</p> <p>No works shall commence on the installation of the replacement structural beam hereby approved until full details of the proposed steel beam and its enclosure have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include:</p> <ul style="list-style-type: none"> • the size and specification of the steel beam; • details of how the beam will be encased or boxed-in, including materials, profile and finish; • junction details showing how the beam enclosure will relate to adjoining walls, ceilings and any historic fabric; • details of any associated making good; and • measures to ensure the protection and retention of adjacent historic fabric during the works. <p>The works shall thereafter be carried out in full accordance with the approved details.</p>
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	Reason: To ensure that the introduction of a modern structural element is appropriately detailed and integrated so as to preserve the special architectural and historic interest of the listed building, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Emsworth Residents Forum	No comments received.
Councillor Charles Robert	No comments received.
Councillor Grainne Rason	No comments received.
Councillor Reuben Mychalecky	No comments received.

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.

Number of neighbour notification letters sent: 7

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Press Advert		17/04/2026	08/05/2026	Affects a Listed Building and/or the setting of a Listed Building
Press Advert		17/04/2026	11/05/2026	Affects a Listed Building and/or the setting of a Listed Building
Site Notice		19/05/2026	12/06/2026	Affects a Listed Building and/or the setting of a Listed Building

Number of representations received: 0

Material planning considerations are addressed in Section 7.

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 the heritage asset

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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 Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that: "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".

7.5 Policy CS16 (High Quality Design) (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".

7.6 Policy DM20 of the Allocations Plan 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 " expertise and where necessary original survey, " 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. The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria."

(ii) Impact upon the heritage asset

7.7 39 Havant Road is important regarding heritage, the site (featuring 39 and 41 Havant Road) has been described regarding its grade II listing as "Pair of houses, arranged symmetrically. 1805. Rendered front, stone with brick dressings and brickwork (painted); hipped slate roof. 2-storeyed, with a single-storeyed coupled porch joining the pair. Each unit has a symmetrical front (south) of 2 windows, rendered walling with plain eaves fascias and spaced coupled carved brackets to the wide eaves, stone cills, plain openings with frames for shutters. Sashes in reveals, with narrow side panes all round. The porchway has a Greek Doric Order, of a central column and 2 ½-columns, the interior walling being rusticated, and doorways having reeded architraves,

enclosing a decorative fanlight and 4 panelled (2 topglazed) doors. The outer sides have single-storeyed wings of 1 window, and to the rear 2-storeyed wings, each with later but different additions. The rear elevations have a window below 2 roof hips, with stone walls and brick dressings. The interior (of No. 39) is virtually unaltered with architraves to doorways, a fine staircase with wreathed mahogany rail, fireplaces, and stone paving to the service quarter. At the rear there are narrow service structures, of stone, flint, brick and slate, with a 2-storeyed stable block (now a garage) to No. 39."

- 7.8 This proposal comprises of the following alteration: proposed replacement of failing internal wooden beam, to steel beam with oak cladding, including insulation.
- 7.9 The internal and external alterations proposed are considered to be in keeping with 39 Havant Road. The building is Grade II listed and the proposal is not deemed to harm the character of the listed building, nor its significance. Havant's Heritage Officer has been consulted on the amended plans and has not objected and has recommended a condition be added to the decision notice if permission is forthcoming.
- 7.10 Overall, the proposals are deemed to be in accordance with Policies CS16, and CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and they are in accordance with Section 16 of the Listed Buildings and Conservation Areas Act 1990
- 7.11 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

8. Conclusion

- 8.1 It is considered that the proposal preserves the character of this Grade II Listed Building 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, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to GRANT LISTED BUILDING CONSENT for application APP/26/00200

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No works shall commence on the installation of the replacement structural beam hereby approved until full details of the proposed steel beam and its enclosure have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- The size and specification of the steel beam;
- Details of how the beam will be encased or boxed-in, including materials, profile and finish;
- Junction details showing how the beam enclosure will relate to adjoining walls, ceilings and any historic fabric;
- Details of any associated making good; and
- Measures to ensure the protection and retention of adjacent historic fabric during the works.

The works shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure that the introduction of a modern structural element is appropriately detailed and integrated so as to preserve the special architectural and historic interest of the listed building, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informatives

1. In accordance with paragraphs 38-50 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:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.

2. This application has been determined with the following approved plans:

Drawing Number: 1721.A.01.8: Site and Location Plan: Uploaded 25/03/2026

Design and Access Statement: Uploaded 25/03/2026

Heritage Statement: Uploaded 25/03/2026

Existing Floor Plan: Uploaded 25/03/2026