

Havant Borough Council
Heritage Consultation Response

Date – 17/8/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00523

Site Address – Boat House, Quay Mill, South Street, Emsworth

Proposal

Application for Listed Building Consent to attach an interpretation board relating to Victorian Oyster Boat 'Terror' to the flint wall opposite Flint Stones Tea Rooms.

Heritage Assets Affected

The application relates to a detached building (a boat house), located within the curtilage of a listed building - Emsworth Sailing Club (Tide Mill (Quay Mill) Grade II), which is listed for its architectural and historic significance. The boat house is not listed within its own right however, as it has been in situ prior to 1947, it is classed as a curtilage listed building. The north facing wall of the boat house forms the boundary with the bottom and very narrow part of South Street and lies opposite Flintstones Café.

The site is also within the Emsworth Conservation Area, which is designated for its special architectural and historic interest, with a character and appearance that it is considered desirable to preserve and enhance. The designation reflects the town's unusually well-preserved historic core, its relationship with Chichester Harbour, and its surviving evidence of its development as a medieval port and prosperous Georgian harbour town.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

Regard must be had for Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") which 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.

Regard must also be had under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised December 2024)

Relevant policy considerations also include Section 16 of the National Planning Policy Framework (2024), particularly paragraphs 212, 213, 215 and 216, alongside Policies CS11.4 and CS16 of the Havant Borough Core Strategy and Policy DM20 of the Havant Borough Allocations Plan.

Assessment

Significance

The application site relates to a curtilage listed building associated with the Grade II listed Tide Mill (Quay Mill), now occupied by Emsworth Sailing Club. The building comprises a modest single-storey ancillary structure historically used for storage purposes. It is constructed in traditional materials including flintwork with red brick quoins and detailing, beneath a clay peg-tiled roof with half-hipped ends. Timber boarding to the upper gables, large timber doors and a loft hatch reinforce its simple, functional character.

The significance of the building derives principally from its historic association with the Grade II listed Tide Mill and its contribution to the character of the mill complex. As a utilitarian structure, it illustrates the ancillary buildings historically required to support the operation of the waterfront site and contributes to the legibility of the site's historic function.

The building also makes a positive contribution to the significance of the Emsworth Conservation Area. Located within the historic waterfront area of South Street, it reflects the traditional working character of Emsworth's maritime, fishing and sailing heritage through its simple form, traditional materials and relationship with the harbour-side setting.

Impact of the proposal

The proposal seeks consent for the installation of a small sign to the roadside elevation of the curtilage listed building. The sign is modest in scale and relates to the interpretation and promotion of a historic vessel which forms part of Emsworth's maritime heritage and visitor offer. As such, the proposal is considered compatible with the historic fishing, boating and sailing character that contributes to the significance of both the curtilage listed building and the Emsworth Conservation Area.

The sign would be positioned on an existing elevation and, by virtue of its limited size, would not obscure or detract from the appreciation of the building's traditional form, materials or architectural detailing. The proposal would therefore preserve the building's contribution to the setting and significance of the Grade II listed Tide Mill complex.

The submitted details confirm that fixings would be drilled into the mortar joints rather than the flintwork itself, thereby avoiding direct damage to the historic fabric. In addition, stainless steel fixings are proposed, which are durable and appropriate for the exposed coastal environment and minimise the risk of future deterioration to the historic masonry.

Overall, the proposal would result in no harm to the significance of the curtilage listed building, the setting of the Grade II listed Tide Mill, or the character and appearance of the Emsworth Conservation Area. The proposal is therefore considered acceptable from a heritage perspective.

Conclusion

The proposed sign is modest in scale and would be installed in a manner that avoids harm to the historic fabric. As such, the proposal would preserve the significance of the curtilage listed building, the setting of the Grade II listed Tide Mill and the character and appearance of the Emsworth Conservation Area. The proposal therefore satisfies the statutory duties under Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, is consistent with the heritage objectives of the NPPF, and accords with the relevant heritage policies of the Havant Borough Local Plan.

NO OBJECTION

NB – No conditions other than the standard time limit one are required, as the necessary information has been provided within the application pack.