

Havant Borough Council
Heritage Consultation Response

Date – 27/7/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00296

Site Address – 19 Tower Street, Emsworth

Proposal

Replacement conservatory and garage extension, replacement posts to existing porch, replacement windows, replacement doors to south elevation.

Heritage Assets Affected

The application relates to a residential property located in Tower Street within Emsworth town centre. The property was built in the mid 2000s as one of two dwellings, built within the grounds of a listed building (Saxted House).

The application is located within the Emsworth Conservation Area which is a designated heritage asset, recognised for its historic and architectural special character as a harbourside town, associated in particular with its former oyster fishing industries. Immediately south of the application site, there is a Grade II listed building – SeaView Cottage (No. 23 Tower Street) which faces onto Chichester Harbour. To the north of the site is Saxsted House, but this is separated by another large dwelling.

Legislation

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

Planning (Listed Building and Conservation Areas) Act 1990

In considering this application, special regard must be given to the desirability of preserving the setting of the adjacent Grade II residential cottage under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 comprises a residential property, constructed in a traditional style, located within the Emsworth Conservation Area, the significance of which is outline above. The property is set back from Tower Street, within its own grounds, behind a gated entrance.

The property to the south of the site is a Grade II listed building – SeaView Cottage which is designated for its historic and architectural interest as a C19 cottage.

Impact of the proposal

The proposal relates to small scale changes to the property including a replacement conservatory and garage extension, replacement posts to existing porch, replacement windows, replacement doors to south elevation.

The existing conservatory is located on the east elevation and therefore has more potential to affect the setting of the adjacent listed building. However, the proposal is to replace the existing conservatory with a brick built, solid roof extension from matching materials. The scale and form would be almost identical to the existing conservatory, other than the roof, which is now proposed to would continue to form a canopy area along part of the south elevation. Proposals also include changes to windows (wooden to aluminium) and replacement external support posts.

A materials schedule has been submitted, and the proposed materials within the schedule are deemed suitable for use. Overall, it is deemed that the proposals would not result in harm to the setting of the adjacent listed building, nor the special character of the Emsworth Conservation Area.

Conclusion

The proposal would preserve the significance of the adjacent Grade II listed building and the Emsworth CA, thus being in accordance with the duty under Sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal is consistent with the aims of the NPPF in conserving heritage assets, and with Policies CS11, CS16 and DM20 of the Havant Borough Local Plan.

NO OBJECTION