

DELEGATED OFFICER REPORT

Site Address:	Boat House, Quay Mill, South Street, Emsworth, PO10 7EQ		
Proposal:	Advertisement Consent for display of 1 No. interpretation board relating to Victorian Oyster Boat 'Terror' to the flint wall opposite Flint Stones Tea Rooms.		
Application Type:	Advertisement		
Application No:	APP/26/00077	Expiry Date:	16 September 2026
Applicant:	Dr Davis		
Agent:	N/A	Case Officer:	Denise Sheath
Ward:	Emsworth		

Recommendation: **GRANT ADVERTISEMENT CONSENT**

1 Site Description

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.

2 Planning History

89/53140 – Change of use of part of the boat room to changing rooms – Permit 12 May 1989

APP/19/00392 - Listed Building consent for internal reconfiguration of toilets and catering facilities including removal of section of wall to create new opening between existing buildings and enlarged galley. – Permit 17 June 2019

APP/26/00523 – Listed Building Consent for display of 1 No. interpretation board relating to Victorian Oyster Boat 'Terror' to the flint wall opposite Flint Stones Tea Rooms. – Decision Outstanding

3 Proposal

Advertisement Consent for display of 1 No. interpretation board relating to Victorian Oyster Boat 'Terror' to the flint wall opposite Flint Stones Tea Rooms.

4 **Policy Considerations**

National Planning Policy Framework 2026

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The Town and Country Planning (Control of Advertisements) Regulations 2007

National Planning Policy Framework August 2026

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

HE4 – Securing the conservation of heritage assets

HE5 – Assessing effects on heritage assets

HE6 – Proposals affecting designated heritage assets

Havant Borough Local Plan (Core Strategy) March 2011

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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)

ENP_H2 (Buildings of Local Historic Interest)

ENP_D1 (General Design Policy)

Listed Building Grade: II

Conservation Area: Emsworth

5 **Statutory and Non Statutory Consultations**

Councillor Robert	No comments received.
Councillor Rason	No comments received
Councillor Mychalecky	No comments received.

Conservation Officer

Proposal

Application for Advertisement Consent for display of 1 No. 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

In determining the application, special regard must be had to the desirability of preserving the setting of the Grade II listed Tide Mill (Quay Mill) and the significance of any curtilage listed structures associated with it, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Special attention must also be paid under Section 72(1) of the Act to the desirability of preserving or enhancing the character and appearance of the Emsworth Conservation Area.

National Planning Policy Framework (revised August 2026)

Relevant policy considerations also include Chapter 20 of the National Planning Policy Framework (2026), together with 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 planning permission for the installation of a small interpretation board on the roadside elevation of the boat house. The board would provide information relating to the Victorian oyster boat *Terror*, thereby promoting understanding of an aspect of Emsworth's historic maritime heritage that is closely associated with the character and development of the town.

Given its modest scale and positioning, the sign would not detract from the appreciation of the building's form, materials or historic character, nor would it adversely affect the setting of the Grade II listed Tide Mill. The proposal has been designed to avoid unnecessary intervention into the historic fabric, with fixings located within mortar joints rather than the flintwork itself.

The proposal would preserve the significance of the curtilage listed structure and the setting of the Grade II listed Tide Mill. It would also preserve the character and appearance of the Emsworth Conservation Area and, through the provision of heritage interpretation, offers a small public benefit by enhancing understanding of the area's maritime history.

Overall, the proposal would result in a neutral heritage outcome and is considered acceptable in heritage terms.

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 66 (1) 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

Chichester Harbour Conservancy

No Objection

Reasoned Justification This sign is of an appropriate size and appearance and we have no objection to its attachment to the flint wall of this building as it would not have a significant impact on the natural beauty of the National Landscape or the character of the Conservation Area, provided the flintwork is not damaged, and the sign is not illuminated, which we understand to be the case.

Highways Authority

As stated in our previous response, the Highway Authority previously provided no objections in a formal response dated 05 May 2026. No additional information has been provided in this latest re-consultation and therefore the Highway Authority currently have no additional comments to provide.

Environment Agency

Environment Agency position We have no objection to the proposal but would highlight the below points to the applicant.

Advice to the applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities> environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

If you have any questions regarding our response, please contact Planningssd@environment-agency.gov.uk.

Officer Comment:

The applicant contacted The Environment Agency (Suz Greenwood)) whom have apologised for any confusion and confirmed that a flood risk permit FRAP is not required due to the nature of the application.

Emsworth Residents Forum, c/o Emsworth Community Centre

No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: 1

Statutory advertisement: 31 July 2026

Number of representations received: 0

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) Visual amenity
- (ii) Impact upon heritage assets and National Landscape (former Area of Outstanding Natural Beauty (ANOB))
- (iii) Highway safety
- (iv) Effect upon residential amenity

(i) Visual amenity

- 7.2 The proposal is for a new interpretation board relating to the 'Terror' boat, part of Emsworth's maritime heritage. It would be fixed to the north elevation of the wall of the curtilage listed building. The sign would be fixed within mortar joints and with stainless steel fixings. The proposal is not considered to have a harmful impact on visual amenity.
- 7.3 It is considered the proposal will not have an adverse effect on the visual amenity of the immediate locality. It is deemed the proposal covers the requirements of policy DM21 of the HBLP (Allocations).

(ii) Impact upon heritage assets and National Landscape (former Area of Outstanding Natural Beauty (ANOB))

- 7.4 I The proposed signage would preserve the significance and setting of the Grade II listed building and the character and appearance of the Emsworth Conservation Area. Accordingly, the proposal would satisfy the statutory requirements of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would also conserve the National Landscape and accord with the relevant provisions of the National Planning Policy Framework 2026; Policy DM20 of the HBLP (Allocations); Policies CS11 and CS12 of the HBLP (Core Strategy); and Policies ENP_D1, ENP_H1 and ENP_H2 of the Emsworth Neighbourhood Plan Post Examination Version 2020.

(ii) Highway safety

- 7.5 There would be no adverse impact on highway or public safety as a result of the proposed replacement advertisement, and it is noted that the Highway Authority raise no objections.

(iii) Effect on residential amenity

- 7.6 The proposed signage is not considered to have a detrimental impact on the amenities of nearby residential properties.

(v) Human Rights Act

- 7.7 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

(vi) Equalities and Diversities

- 7.8 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

8. Conclusion

- 8.1 The proposed sign is considered to be acceptable, and the application is therefore recommended for advertisement consent. It is noted that a separate permission would be required for Listed Building Consent.

9 RECOMMENDATION:

That the Head of Planning and Growth be authorised to **GRANT ADVERTISEMENT CONSENT** for application APP/26/00077 subject to the following conditions

Standard Conditions:

- (a) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (b) No advertisement shall be sited or displayed so as to:
 - (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (c) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (d) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (e) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As required by the provision of the Town & Country Planning (Control of Advertisements) Regulations 2007.

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Heritage Statement – Submitted 27 July 2026
- Location Plan – Submitted 06 July 2026
- Details of the proposed method of fixing the proposed board to the existing wall – Submitted 22 July 2026
- Artist's impression of the proposed sign in place – Submitted 06 July 2026
- Proposed information board contents – Submitted 06 July 2026
- photograph identifying the wall where the proposed sign is to be affixed – 06 July 2026.

Reason: To ensure provision of a satisfactory development.

Informative 1:

In accordance with Policy DM3 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:

- You were updated about issues after the initial site visit,
- Your application was acceptable following receipt of amended plans and information, and no further assistance was required.

Informative 2:

The signage approved under this application cannot be implemented/installed unless and until Listed Building Consent approval has been granted for the proposed signage.