DELEGATED OFFICER REPORT

Site Address:	Boat House, Quay Mill, South Street, Emsworth, PO10 7EQ		
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.		
Application Type:	Listed Building Consent		
Application No:	APP/26/00523	Expiry Date:	16 September 2026
Applicant:	Dr Davis		
Agent:	N/A	Case Officer:	Denise Sheath
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

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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/26/00077 - Advertisement Consent for display of 1 No. interpretation board relating to Victorian Oyster Boat 'Terror' to the flint wall opposite Flint Stones Tea Rooms.

3 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.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
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

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_D1	(General Design Policy)
ENP_H2	(Buildings of Local Historic Interest)
ENP_H1	(Design & Heritage)

Listed Building Grade: II
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

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 August 2026)

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

<u>Significance</u>

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-led roof with half-hipped ends. Timber boarding to the upper gables, large timber doors and a low 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 se ng 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 dutis 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 me limit one are required, as the necessary information has been provided within the application pack.

Officer Comment: *It is note that the NPPF 2024 has been superseded since the above consultee comments were received and the NPPF 2026 is referred to instead in the officer's report to which due regard has been given.*

Historic England

Councillor Robert – No Comments Received

Councillor Rason – No Comments Received

Councillor Mychaleckyi – 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: 6

Number of site notices: 1 – 23 July 2026

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) Principle of development
(ii) Impact upon Heritage Assets

(i) Principle of development

7.2 In this case the proposal includes works to a Listed Building in the Emsworth Conservation Area. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990, and this assessment is made below.

(ii) Impact upon Heritage Assets

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 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

7.6 Boat House, Quay Mill, South Street, Emsworth located within the curtilage of a listed building - Emsworth Sailing Club (Tide Mill (Quay Mill) Grade II Listed Building. The listing description is given below:

SU 7405 HAVANT SOUTH STREET Emsworth (West Side) 11/31 Tide Mill (Quay Mill) II

Former tide mill, in use as a sailing club. C18, C20. A plain rectangular structure, of brick with a tile roof. Symmetrical east elevation of 2 storeys and attic, 5 windows. Red brickwork in Flemish bond, rubbed cambered arches. Casements. In the north gable there are upper and lower doorways. To the west is a lower building, once containing the power machinery. Associated with the mill is a sea wall, extending across the shallow valley, with sluices, which encloses a millpond, fed by a stream, but once also by a high tide (via the sluices). The building has recently been modernised (with new dormers) for use as a sailing club.

7.7 In terms of the impact of the proposals on the heritage asset, the Conservation Officer has provided comprehensive comments which, for brevity, will not be repeated but are set out within the consultation response above.

7.8 The Conservation Officer comments that overall, it is considered that these works will not harm the historical or architectural significance of the designated heritage asset. As such, the conservation officer raises no objection to the proposal

7.9 The proposal is therefore considered to be acceptable and would not result in harm to the significance of the Listed Building, meeting the requirements of Policies CS11, CS12, CS16 of the Havant Borough Local Plan (Core strategy), Policy DM20 of the Havant Borough Local Plan (Allocations), ENP_D1, ENP_H1 and ENP_H2 of the Emsworth Neighbourhood Plan Post Examination Version 2020 and Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, it would accord with the Policies in the NPPF 2026.

8 Conclusion

8.1 It is considered that the proposal preserves the character of this Grade II Listed Building in accordance with Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS12, CS16 of the Havant Borough Local Plan (Core Strategy) 2011; Policy DM20 of the Havant Borough Local Plan (Allocations); ENP_D1, ENP_H1 and ENP_H2 of the Emsworth Neighbourhood Plan Post Examination Version 2020 and the NPPF 2026.

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9 RECOMMENDATION:

That the Head of Planning and Growth be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/26/00523 subject to the following conditions

1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Informatives:

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:

1. Offering a pre-application advice service, and
2. 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.

Informative 2:

This application has been determined with the following approved plans:

- Application Form – Submitted 06 July 2026
- 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 17 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.

Changes to these plans would require a new Listed Building Consent.