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Your ref: PP-15120424
Our ref: 1 South Street

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

17th August 2026

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) AND PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)

APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT FOR THE INSTALLATION OF AIR CONDITIONING AT 1 SOUTH STREET, EMSWORTH, PO10 7EG

Carter Jonas is instructed by Countrywide Estate Agents Limited (the 'applicant') to submit an application for Planning and Listed Building Consent for the installation of air conditioning at 1 South Street, Emsworth, PO10 7EG.

The description of development is set out below:

"The installation of air conditioning"

In addition to this covering letter, the following documentation has been submitted via the Planning Portal (PP-15120424) to accompany the application:

- Application form
- Location Plan
- Existing Block Plan
- Proposed Block Plan
- Existing Floor Plans
- Proposed Floor Plans
- Existing External Elevations
- Proposed External Elevations
- Heritage Statement
- Community Infrastructure Levy Additional Information Form

Site and Surroundings

The application property is a Grade II Listed building which is located within the Emsworth Conservation Area and in the District Centre of Emsworth. The site is also in the Chichester Harbour National Landscape. According to the Environment Agency mapping system, it is sited wholly within Flood Zone 1.

The site comprises of a two-storey, pitched roof building which benefits from a two-storey flat roofed extension to the rear. The property is currently occupied by an estate and lettings agency with commercial uses occupying the adjacent units.

Proposed Works

This application seeks consent for the installation of air conditioning to the ground floor commercial unit at 1 South Street. The proposals include the mounting of an external condenser at high level on the side wall of the building. The pipework will enter into the building via the rear office space and will be concealed using trunking along the picture rail leading to the interior unit.

Planning Policy

At section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) it states: 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'. Section 8 of the Act allows Local Planning Authorities to grant permission for works to be undertaken to a listed building.

At paragraph 1 of Policy HE5 of the NPPF it states *"Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance."*

Furthermore, paragraph 4 of Policy HE6 states *"Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed."*

The development plan for Havant Borough Council comprises The Local Plan, The Hampshire Minerals and Waste Plan and The Emsworth Neighbourhood Plan. The Local Plan comprises of two documents: Havant Borough Core Strategy March 2011 and Havant Borough Local Plan (Allocations) July 2014.

Work has commenced on the emerging Building a Better Future Plan. The Council are currently undertaking a Regulation 19 consultation on the final version of this plan before it is submitted to the Planning Inspectorate for examination. The consultation ran until 9th September 2026. Given the stage of preparation of this plan, it is considered to hold limited weight in the consideration of this application.

The Local Plan Policies considered relevant to the consideration of this application are:

- **Policy CS11** Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- **Policy CS12** Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Application Considerations

The application is accompanied by a Heritage Statement which provides an understanding of the properties listing, layout and requirements for the proposed works.

The works involved include the mounting of a modest sized external condensing unit on the side elevation of the property and an interior surface mounted unit on the inner wall of the front office. Pipework would run between the interior and exterior unit.

The proposed air conditioning is considered entirely necessary to provide a safe and comfortable environment for the staff occupying this ground floor unit and for visitors to the site. The premises experiences considerable solar gain making the heat intolerable on warmer days.

The proposals have been carefully considered so as to ensure minimal impact on the fabric and setting of the listed building and wider historic setting. The works are reversible and only those necessary to accommodate the installation of sufficient air conditioning to service the unit are required. Without the installation of air conditioning, the premises would not be useable during the warmer months without compromising the comfort and health and safety of employees.

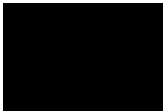
Conclusion

Planning and Listed Building Consent is sought for the installation of air conditioning to the ground floor of the building.

The works have been carefully considered to ensure that there would be minimal impact on the fabric of the listed building. The public benefits of providing air conditioning within the building are considered to outweigh the minor impacts of the works, which are fully reversible.

We trust that the above and enclosed is sufficient to enable validation of the application. However, should you have any questions or require further information, please do not hesitate to contact us.

Yours faithfully,



Ellie Neal
Senior Planner

