

Havant Borough Council
Heritage Consultation Response

Date – 14/10/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00318 (PP) and APP/26/00370 (LBC)

Site Address – Saffron House, 6 South Street, Emsworth

Proposal

Proposed installation of Solar Panels and Air Source Heat Pump.

Heritage Assets Affects

The application site comprises 6 South Street, Emsworth, a Grade II listed building. The property is also located within the Emsworth Conservation Area. The principal significance of the listed building derives from its early nineteenth-century form, stuccoed elevations, slate roof, traditional sash windows, historic shopfront arrangement and its contribution to the character and appearance of South Street and the wider historic townscape. The application documents confirm that the eastern rear section of the building was constructed as a 1960s extension and is therefore of considerably lower heritage significance than the original listed structure.

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

Regard must be had for Section 16(2) 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(1) 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 and Local Planning Policy

Chapter 20 of the National Planning Policy Framework (August 2026) seeks to conserve and enhance the historic environment. In considering applications affecting designated heritage assets, decision makers should identify and assess the significance of heritage assets that may be affected by a proposal, giving great weight to their conservation. Where a proposal would result in no harm to significance, there is a strong presumption in favour of sustaining and enhancing heritage assets and significance, there is a strong presumption in favour of sustaining and enhancing heritage assets and putting them to viable uses consistent with their conservation.

Regarding the adopted Local Plan, policies CS11.4 and CS16 of the Havant Borough Core Strategy and Policy DM20 of the Havant Borough Allocations Plan are all relevant to this application.

Assessment:

Significance

The listed building derives its significance primarily from the surviving historic fabric and architectural interest of the original building fronting South Street. The later twentieth-century extension to the rear makes a limited contribution to the building's special architectural and historic interest and is considered to be of lesser heritage value.

The site is also within the Emsworth Conservation Area, where significance is derived from its historic buildings, traditional streetscape and roofscape.

Impact of the proposal

The proposal seeks the installation of solar photovoltaic panels on the south facing, pitched roof slope, together with an air source heat pump at ground floor level, along the side of the building.

The proposed solar panels would be installed on the roof of the later 1960s extension rather than on the main historic building. As a result, they would not affect the building's historic building fabric. Whilst the panels would introduce a modern entity to the building, their location on a later addition of the building and relatively discreet appearance would visually limit their impact on the character of both the listed building and the conservation area.

The air source heat pump would also be associated with the later extension and would not result in the loss of historic fabric. Given its proposed location, it would have limited visibility within the public realm and would not detract from the character or appearance of the conservation area.

Overall, the proposal would introduce a modest degree of visual change but would be focused on parts of the building that make a limited contribution to its significance. The proposal would preserve the significance of the Grade II listed building and preserve the character and appearance of the Emsworth Conservation Area, while supporting measures that improve the building's environmental performance.

The submitted Heritage Statement advises that the proposed solar panels will comprise dark, matt-finish, non-reflective panels to minimise their visual impact. However, the manufacturer's specification submitted in support of the application confirms only that the proposed modules are black in colour and does not appear to provide evidence that the panels will have a matt or non-reflective finish. Given the importance of the panel finish in reducing visual impact on the listed building and Emsworth Conservation Area, a condition is recommended securing details of the final panel finish prior to installation.

Conclusion

Having regard to the statutory duties under Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal is considered acceptable from a heritage perspective. The proposal accords with the relevant heritage policies of the NPPF (August 2026) insofar as it

conserves the significance of designated heritage assets and avoids harm to those elements which contribute to their significance. The proposal would preserve the special interest of the Grade II listed building and preserve the character and appearance of the Emsworth Conservation Area.

NO OBJECTION subject to following condition to be included on decision notice for APP/26/00370 (LBC):

1. Notwithstanding the submitted details, prior to installation of the solar photovoltaic panels, manufacturer's details confirming a dark, matt, non-reflective finish shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be installed and retained in accordance with the approved details.

Reason: To safeguard the significance of the Grade II listed building and preserve the character and appearance of the Emsworth Conservation Area.