

Heritage Team Response

Date – 29/1/2023

APP/23/01017

Application site – 20 West Street, Havant

Site

The application site relates to a ground floor commercial unit which is currently occupied by Nationwide bank within the main, commercialised part of the town centre. The site falls within the St Faiths Conservation Area.

Proposal

New signage.

Legislative and Policy Context:

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

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.

NPPF

The revised NPPF (December 2023) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs: 195 – 208.

Local Plan

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application

which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement.

Assessment

The proposal is to update the existing signage relating to the commercial use of the building. The new signage will comprise the updated logos for the occupier. The projecting sign will also be updated.

Overall, the proposal is considered to meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and will preserve and enhance the special qualities of the conservation area.

Conclusion

NO OBJECTION