

Heritage Statement

Change of use of part shop to enlarge ground floor studio

40 North Street, Havant PO9 1PT

Site Information

Consultant	Keith Oliver
Client	Ms A Lacoste
Site Address	40 North Street, Havant PO9 1PT
LA	Havant BC
Description of Development	Change of use of part shop to enlarge ground floor studio
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	Conservation Area
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Local Policy Requirements

Local Plan/Core Strategy	Havant Borough Local Plan (Core Strategy) adopted 2011
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Effective Policies in Development Control

CS11 - Heritage

SPG/SPD's

None

Planning History

Relevant History

APP/18/00568 - workshop to ancillary retail use. Permission 2018
APP/18/00787 - Prior Notification - workshop to residential. Approved 2018
APP/18/00784 - First floor flat to ancillary retail use. Permission 2018

Report Date

<Todays Date>

1. Introduction

1.1. This statement has been prepared to support the following proposal:

Change of use of part shop to enlarge ground floor studio

1.2. The Town Planning Experts act as planning consultants for the applicant

Site Location

2. Site Context

- 2.1. The site is located on the eastern side of North Street, Havant on the junction with Prince George Street.
- 2.2. The site consists currently comprises a 2-storey building with 2 retail units to North Street and a former workshop to the rear which has been converted to residential use.
- 2.3. The front part of the building is of brick under a tiled roof, while the former workshop to the rear is of brick under a slate roof
- 2.4. Adjacent properties are in commercial use on the ground floor with residential above, and there is a car park to the rear. There is a further car park on the opposite side of North Street.
- 2.5. The site lies within Havant Town Centre and within the St Faith's conservation area

3. Local Development Framework

National Planning Policy Framework

- 3.1. The National Planning Policy Framework (NPPF) is the primary national planning policy guidance and the updated version was issued in February 2019.
- 3.2. It indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that there are three dimensions to sustainable development – economic, social and environmental.
- 3.3. With regard to historic buildings Para 131 states:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Local Policy

- 3.4. Local policy is set out in the Havant Core Strategy adopted in March 2011. It sets out the Borough Council's vision for the area up to 2026.
- 3.5.. Policy CS11 relates to heritage assets and indicates that permission will be granted for development that

Protects and where appropriate enhances the borough's statutory and nonstatutory 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.

4.0. Principle of Development

- 4.1. 40 North Street is a 2-storey property on the corner of North Street and Prince George Street.
- 4.2. The ground floor accommodation consists of a two shop units to the front, with a one-bedroom flat and a studio flat in what was previously the workshop.
- 4.3. The proposal is to enlarge the studio flat by taking part of one of the shop units, to add a bedroom and kitchen. The studio flat will then have a floor area of 30 sq m. Although the National Space Standards suggest a minimum of 37 sq m for a one-bedroom flat, this only applies to new dwellings not to extensions to dwellings. It is noted that the standards have not been adopted by the Borough Council.
- 4.4. This change would still retain two shop units at the front of the premises, so there would be no impact upon the commercial activity of the town centre.
- 4.5. The character of the area is a mix of commercial and residential properties, and this will remain unchanged.
- 4.6. No external alterations are proposed, as the enlarged studio flat would utilise an existing window. There would therefore be no impact on the character and appearance of the area.

5.0 Conclusion

- 5.1. The property currently consists of 2 shop units with two flats at ground floor level in the former workshop. The proposal is to incorporate part of one of the shops to enlarge the studio flat.
- 5.2. The proposal would not affect the mix of commercial and residential uses in the area
- 5.3. No external alterations are proposed such that there will be no impact upon the character and appearance of the area.
- 5.4. In the applicant's opinion the proposal complies with national and local policies and guidelines and as such respectfully requests that planning permission be granted.