

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 02 January 2019 10:23
To: McMurray, Rachael
Cc: Havant Planning and Development Mailbox New
Subject: APP/18/01074 – 55 High Street, Emsworth, PO10 7AN

Dear Rachael,

55 High Street, Emsworth, PO10 7AN

APP/18/01074 – Change of use of ground floor to Class A2 (office/studio); creation of 1No. one bed dwelling on first and second floor (Class C3)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

I apologise for the delay in getting these comments to you, owing to limited cover and having to prioritise Committee work.

I appreciate the application has been determined, but I wanted the Conservancy's comments to be placed on the council file in any case.

These were previously Class D1 dental surgery premises and have been vacant for some time making no positive contribution to the defined shopping centre in the largest settlement in the AONB.

The proposals would retain a commercial use at ground floor (which APP/17/01044 had not), with similar footfall and potentially a better shop display window.

I note when visiting the site 5.12.18 that the premises were being refurbished, but appeared vacant.

Would appear to be little/no changes to the external appearance of the building, the rear part of which is mostly obscured from view when looking from Tower Street.

Having regard to the Policy framework* below, the character and appearance of the Conservation Area within the AONB would be preserved.

Yours sincerely

Steve Lawrence MRTPI
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*Policy framework

NPPF – 85, 103, 108-109, 117-118 120-123, 172, Chapter 16; **NPPG** – ID's 18a, 21a, 26; **HBLP** – CS11, CS12, CS16, DM20; **DENP** – H1, D1-D2, D5, D7-D8; **CHMP** – LS1-LS2, BD1-BD2, HE1; **PP** – 01, 03, 09; **SPG/SPD**.

NPPF – National Planning Policy Framework (2012)
NPPG – National Planning Practice Guidance (2014)
HBLP – Havant Borough Local Plan (2011/2014)
DENP – Draft Emsworth Neighbourhood Plan
CHMP – Chichester Harbour Management Plan (2014-2019)

PP – CHC Planning Principles, Version 1.1 (2017)

SPG/SPD –

Borough Design Guide

Emsworth Design Statement

Emsworth Conservation Area CACA and Management Plan

Joint Chichester Harbour AONB SPD (2017)