



Heritage Statement

40 North Street
Havant
PO9 1PT

the town planning experts is a trading name of RP(UK) Ltd registered in England and Wales - Directors: Jonathan McDermott, Keith Oliver.
A: Suite 2, 58 Northern Road, Portsmouth – T: 023 9252 3352 – W: www.tpexpert.org - E: help@tpexpert.org

This document, its contents, style, formatting are the intellectual property and copyright of RP(UK) Ltd and are protected works under the provisions of Sections 3, 9 and 17 of the Copyright, Designs and Patents Act 1988. Local and National Policies within a reproduced under the provisions of Crown Copyright for which no economic benefit is gained. No unauthorised copying (in whole or in part) distribution or publication without the express consent of the copyright owner.

1. Introduction

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

Change of use from independent flat (C3) to ancillary retail use (A1) in association with ground floor shops, alterations to fenestration and removal of two rear chimneys.

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

2. Site History

2.1. 95/58400/000 – Change of use from A1 retail to B1 offices. Permission 1995

2.2. APP/18/00568 – Change of use from workshop (B1c) to ancillary retail use. Permission 2 August 2018

Commented [Keith1]:

3. Site Context

- 3.1. The site is located on the eastern side of North Street, Havant on the junction with Prince George Street.
- 3.2. The site consists currently comprises a 2-storey building with 2 retail units served off North Street and Prince George Street respectively together with a separate workshop to the rear accessed off Prince George Street and via one of the retail units.
- 3.3. On the first floor is a 4-bed independent flat accessed from the rear of the building.
- 3.4. The front part of the building is of brick under a tiled roof, while the workshop to the rear is of brick under a slate roof
- 3.5. Adjacent properties are in commercial use, and there is a car park to the rear. There is a further car park on the opposite side of North Street.
- 3.6. The site lies within Havant Town Centre and within the St Faith's conservation area

4. Policy Framework

4.1 National Policy

- 4.2. Sustainable Development
- 4.3. A revised National Planning Policy Framework (NPPF) was introduced on 24 July 2018, and sets out the Government's planning policies for England and how these are expected to be applied.
- 4.4. 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.
- 4.5. 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

- 4.6. 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.
- 4.7. 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.*

5. Heritage Considerations

- | | |
|--|--|
| <p>5.1. 40 North Street currently consists of two retail units on the corner of North Street and Prince George Street with a separate workshop to the rear. To the first floor is a 4-bed flat.</p> <p>5.2. Although in the same ownership the flat has been occupied independent of the retail units and workshop and has a separate entrance.</p> <p>5.3. The property appears to date from the latter half of the 19th century and although not listed adds to the character of this part of the Conservation Area.</p> <p>5.4. National advice encourages re-use of historic buildings through appropriate uses to ensure their continued maintenance.</p> <p>5.5. To improve the marketability of the premises the applicant intends to keep the two shop units on the ground floor, but seeks to offer the first floor in association with the retail units, thus providing potential tenants with ancillary storage or office space, which is considered an appropriate use within this part of the town centre.</p> | <p>5.6. In order to allow the premises to be used for either A1 or A2 use it is proposed to amend the fenestration to the frontage with Prince George Street. The shop window to North Street would remain, albeit provided with opening casements, while the side windows would be more typical of the original design of the property.</p> <p>5.7. A new window of similar proportions to the existing is proposed at first floor level to light the new staircase.</p> <p>5.8. The two chimneys to the rear of the building would be removed in their entirety as they no longer serve any useful purpose. The applicant recognises the value chimneys can add to the character and appearance of the Conservation Area but considers the two on the rear part of the building make little contribution. The main chimney to the front of the property would be retained.</p> |
|--|--|

6. Conclusion

- 6.1. The proposal would ensure the retention of this building, while maintaining the vitality and viability of the town centre.
- 6.2. As such it is considered that the proposed development would comply with the relevant policies within the Local Plan and the overarching guidelines within the National Planning Policy Framework.
- 6.3. It is therefore respectfully requested that that planning permission be granted for the proposed development.