
Site Address: NatWest, 21-23 West Street, Havant
Proposal: Removal of ATM's and Night Safe Bezel, existing signage and reinstate materials where required.
Application Type: Full Planning Permission
Application No: APP/24/00280 Expiry Date: 10/06/2024
Applicant: Company Group Plc
 NatWest Group plc
Agent: Z Rafiq Case Officer: Robert Riley
 Lewis & Hickey Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

NatWest, 21- 23 West Street, Havant, is a two storey building located within the West Street pedestrianised retail area. The site directly adjoins St Faiths Conservation Area.

2 Planning History

APP/14/01086 - Display of 2No. illuminated fascia signs; 1No. illuminated projecting sign; 1No. illuminated ATM tablet with non-illuminated surround and 3No. other signs., PERM, 10/12/2014
APP/21/01008 - Installation of 1No. illuminated 55" digital screen behind the glazing of the front elevation facing onto West Street
, PERM, 17/11/2021

3 Proposal

There is one proposal to the application site

- Removal of ATM's & Night Safe Bezel, existing signage and digital screen and reinstate materials where required.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS4 ()

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

Application site - 21-23 West Street, Havant

Site

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

Proposal

Removal of ATM's and Night Safe Bezel, existing signage and reinstate materials where required.

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 external façade, following the closure of the business from the premises. The works will comprise the removal of the ATM's, the night safe bezel and the existing signage. The walls will be reinstated to match the existing façade.

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

Councillor Gillian Harris

No comment received

Councillor Imogen Payter

No comment received

Councillor Phil Munday - St Faiths

No comment received

County Archaeologist

Thank you for your consultation regarding changes arising out of closure of the Nat West bank. I am happy to confirm that I would not raise any archaeological issues.

Environment Agency

No comment received

Portsmouth Water Company

No comment received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: 1.

Statutory advertisement: 26/04/2024

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area and conservation area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Given the site's location immediately adjacent to a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged, 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.

(ii) Impact upon the character and appearance of the area and conservation area

7.3 The proposal is to remove all the existing Natwest signage from the external walls of the building replacing them with materials to match the original existing building. The existing ATM machines, and night safe bezel and surrounding signage which are placed within a granite panel, are to be removed and infilled with materials to match the original existing building. The internal marketing posters, digital screen and vinyl will be removed from the windows and would match the existing windows within the building.

7.4 With regards to the proposed impact upon the streets character and upon the St Faiths conservation area, it is not considered the removal of the external and internal signage, digital screens, removal of ATM machines and the night safe bezel would have a harmful impact upon this character as it would reflect what was originally there and is considered in keeping with the surroundings and the appearance of the area. Furthermore the conservation officer stated " *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*". In light of the nature of the works and given that the conservation officer raises no objection, officers are satisfied that the works would have an acceptable impact upon the streetscene and would preserve and enhance the special qualities of the St Faiths Conservation area and therefore accord with the requirements of policies CS4, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy AL3 and DM20 of the Havant Borough Local Plan (Allocations) 2014.

(iii) Impact upon residential amenity

7.5 Due to the location of the site being within a Town Centre and this proposal being

located within the ground floor of the existing premises it is not considered that there would be any undue impact on residential amenity arising from the modest works proposed.

8 Conclusion

- 8.1 The proposed works would have an acceptable impact upon the streetscene and would preserve and enhance the special qualities of the St Faiths Conservation area; furthermore there would be no adverse impacts upon residential amenity arising. The application is therefore acceptable and is recommended for permission.
-

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00280 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number: E7690-EX-GD: EXISTING GROUND FLOOR
Drawing Number: E7690-GA-E1: PROPOSED ELEVATIONS
Drawing Number: E7690-GA-GD: PROPOSED GROUND FLOOR
Drawing Number: E7690-GA-LP-BP: LOCATION & BLOCK PLAN
Drawing Number: E0E;E1 rev.a: AMENDED EXISTING ELEVATIONS
Design and access statement: Dated 15/4/24

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.