



Planning Statement

Variation of Condition 3

Approved Application 27995-3

Heidi's Patisserie, 37 High Street, Emsworth, PO10 7AL

August 2022

Critchley Architecture And Design Ltd,
The Old Brewery,
15E South Street,
Havant, PO9 1BU

1.0 Generally

- 1.1 This Design Report forms part of a request to vary a condition pertaining to the opening hours of Heidi's Patisserie, 37 High Street, Emsworth, PO10 7AL
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

22070 - 101 Location and Block Plan

2.0 Proposal Summary

- 2.1 Heidi's Patisserie is a locally-based family-run business started in 1969 by patissier Ernst Strassman. The business was named for his daughter, Heidi, who is the current owner. There are currently seven Heidi's Patisseries as well as a main bakery on Hayling Island.
- 2.2 Like many food retailers, Heidi's began offering a takeaway service during the Coronavirus Pandemic while the coffee lounges were closed. This has since proved to be a more sustainable business model than having multiple shop fronts. However, the main bakery is not centrally located and arranging supply and distribution to and from Hayling Island, which is well known to have transport issues since it can only be accessed via the Hayling Bridge, has been a logistical challenge.
- 2.3 It is the applicant's wish that the patisserie that is named after her is able to continue and thrive for years to come. To this end, there is a long-term business plan in place that involves the creation of a more centrally located bakery site in Emsworth. This site has been chosen because it has previously undergone alterations that provide suitable kitchen facilities.
- 2.4 The patisserie will continue to open to the public 08:00 – 16:00 Monday to Saturday and 10:00 – 15:00 on Sundays, which are the current opening hours. The proposed operating hours of the bakery are 22:00 – 01:00.
- 2.5 It is not the intention of the applicant to change the general layout and external appearance of the building or the nature of goods sold from the premises in any way.

3.0 Planning History

- 3.1 Change of Use for the ground floor of No.37 from a toy shop to a patisserie with coffee lounge was first granted on 16th January 1984 (27995-3). The opening hours were established at this time under Condition 3.
- 3.2 Permission for an extension to house a larger kitchen was granted 22nd May 1990 (90-54003-1).
- 3.3 Permission for further alterations was granted 7th April 2005 (04/54003/004).
- 3.4 Permission for an external flue with extractor unit and condensers was later granted on 17th January 2006 (05-54003-006). Condition 1 of this approval states:
- "The extract system shall not be operated except between 07:30 hours and 15:00 hours, Mondays to Saturdays and between 08:00 and 15:00 hours on Sundays."*
- Condition 2 also relates the mitigation of noise emissions from the proposed flue, which has since been discharged.
- 3.5 Whilst there is no reason to vary the hours that the patisserie is currently open to the public, in order for the site to be used as a bakery the kitchen would need to be operational overnight.
- 3.6 There are currently two extraction systems in place, the main oven extract and an additional system that was installed following permission for application 05-54003-006 to deal with the additional demand of preparing cooked breakfasts. As the menu has since been reduced, the later extractor unit and condensers are now superfluous and will be removed as part of the works. There will therefore be no change to the operating hours of the system referred to in 05-54003-006.



Bake Oven Extract – to be retained.



Fryer Extract – to be removed.

4.0 Site Context

- 4.1 The subject site lies to the south-east of St Peter's Square, in Emsworth's main shopping precinct. It is part of a run of properties that contain retail use at ground floor with residential flats above. In addition to the patisserie, there are two hair salons, a flower shop, and general newagent, and two Indian restaurants.
- 4.2 The two Indian restaurants, Taste of India and Spice Village, are open 17:00 – 23:30 Sunday to Thursday, and 17:00 – 00:00 Friday and Saturday. Other nearby retailers are generally open from early morning until 5pm during the week and until 4pm on Sunday.
- 4.3 The proposed hours for the kitchen would extend slightly past the closing time of the Indian restaurants. However, unlike the restaurants, the kitchen would only be accessed by members of staff and would be in use solely for the preparation of baked goods.
- 4.4 Given the town centre location of the site, where there are already a number of pubs, restaurants, and takeaways with late opening hours, and that the premises would not be open to the public during the evening, we consider that the intention to extend hours in order to operate the bakery will have minimal impact on the surrounding area.