

Consultee Comments for Planning Application APP/15/01397

Application Summary

Application Number: APP/15/01397

Address: 10-12 High Street, Emsworth, PO10 7AW

Proposal: Change of use from vacant class A2 unit to mixed class A1/A3 coffee shop.

Case Officer: Rachael McMurray

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Conservation Officer

Comments

This application relates to the former Barclays Bank premises. It is a centrally located C20 building of very limited architectural interest. This proposal splits the unit unequally into two with the change of use of the larger unit into a mixed use class A1/A3 coffee shop. The issue to be determined is as to whether such a use is appropriate in policy terms and as the building lies within a conservation area, its impact on the character and appearance of that area.

The previous use as a bank premises provided a rather bland frontage to the street. Retail shops, cafes and similar uses by contrast provide a much more vibrant shopping frontage with active interaction with the street. Cafes and coffee shops are now an accepted part of shopping areas and their popularity tends to increase footfall. From a conservation area perspective the use of the premises as a coffee shop is therefore both appropriate and positive. By presenting a more active street frontage it should enhance the attractiveness of this important historic town. For these reasons I support the proposal.

I have concerns about the proposed signage which are addresses separately in response to application APP/15/01398.