

# PLANNING STATEMENT

January 2021

To; Planning Department Croydon Borough Council

Dear Sir,

## RE: Planning Application: 32 Church Street, CR0 1RB

This statement relates to a proposal for the change of use of the ground floor (A1) Betting shop to a new Fish Shop (A1).

### Setting

32 Church Street is a three storey building within a primary shopping area. It is located in the north west side of Church Street within a designated Conservation Area.

The ground floor retail area fronts to Church street and is positioned in a row of properties no's 30-34 which stand collectively. This block of properties is predominantly 2 to 3 storey in height with commercial use on the ground floor.

The Conservation Area itself is almost entirely commercial in character. Church street is lined with mixed used smaller shops and larger retailers and takeaways such as pharmacies, hairdressers. On the opposite side there is a butcher's shop and fresh market places.

Service and storage facilities can be found at the rear of the application property.

### APPLICATION PROPOSALS

The application seeks the change of use of the existing ground floor (A1) Betting shop to use as a Fresh Fish Shop(A1). Retail element will be retained on the ground floor with new drainage flooring and a new shop front design similar to neighboring shops.

The new layout will be divided in to two parts: front retail area and rear preparation, storage and staff facilities.

### IMPACT ON STREET SCENE

Due to the sites layout and in keeping with the objective of preserving the character of the Conservation Area the proposed change of use will have little if any impact upon the street scene. All the key Historic assets of the building which contribute to its Heritage will remain untouched by this proposal. All new materials proposed are for internal use only and present no conflict with the external appearance of the building.

## **POLICY**

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of conservation areas.

Policies relevant to this case and material in the consideration of this application are;

National Planning Policy Framework 2019

The new National Planning Policy Framework (NPPF) first issued by the Government in 2012 and updated intends to provide a framework for sustainable development within which local people and their councils can produce their own distinctive local and neighbourhood plans which reflect the needs and priorities of their communities.

In contributing to the achievement of sustainable development all 3 dimensions relate to this case. Namely these are;

- a). contributing to building a strong, responsive vibrant and competitive economy.... to support growth and innovation. (Economic)
- b). supporting strong, vibrant and healthy communities by providing the supply of housing to meet the needs of present and future generations. (Social)
- c). contributing to protecting and enhancing our natural, built and historic environment. (Environmental)

With regard to determining planning applications para.131 sets down the criteria to be taken account of when conserving and enhancing the historic environment. Local authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation...As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a grade 2 listed building should be exceptional (para132)

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including its optimum viable use (para134)

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage sites and within the setting of Heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make positive contribution to or better reveal the significance of the asset should be treated favourably (para137)

With regard to decision making local authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.... (Para 187)

## **Croydon Local Plan 2018**

The local plan is the key strategic policy for planning and development in Croydon. The plan is designed to encourage growth and enterprise, to keep development sustainable, and to ensure Croydon is a safe and vibrant place to live.

The Croydon Local Plan was adopted by the Council in February 2018. Policies contained in the strategy and relevant to this proposal include;

- Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centers
- Policy DM5: Development in Neighborhood Centers Policy
- Policy DM6: Development in Shopping Parades
- Policy SP4: Urban Design and Local Character
- Policy DM11: Shop front design and security
- Policy DM18: Heritage assets and conservation

## **CONCLUSION**

We believe that the proposed conversion would consist with the character and appearance of this part of the area and complies with The Croydon Local Plan 2018.