

PLANNING STATEMENT

PROPOSED INTERNAL ALTERATIONS AND REPAINTING OF SHOPFRONT

52 LOW PETERGATE
YORK



CLIENT: FAT HIPPO GROUP
OUR REFERENCE: 22 23

1.0 INTRODUCTION

- This Heritage Statement has been prepared on behalf of the applicant, namely The Fat Hippo Group.
- The statement is to be read in conjunction with the following drawings:
Existing:
 - 22 23 01A
 - Site Location PlanProposed:
 - 22 23 02A
 - 22 23 03A
 - 22 23 04A

2.0 THE APPLICATION SITE:

- The site is currently operated by Jimmys
- The subject property is set over Lower Ground, Ground & First Floors.
The Ground & First floors provide customer areas, seating, bars etc.
The basement essentially accommodating staff facilities and Kitchen.
- The site is located on the North side of Low Petergate, with the principal entrance and elevation facing Low Petergate itself.
- The subject premises is a Grade II* listed building.
Refer to Heritage Statement for further details.

3.0 PROPOSALS:

- The proposals consist of the following elements:
- **Repainting the shopfront to the principal Low Petergate elevation (front elevation).**
The shopfront is currently red, this is to be re-finished Black.
- **General minor internal alterations**
Principally these elements include:
Breaking out of existing internal wall within Lower Ground Floor to create 'pass' from Kitchen.
Breaking out of First Floor wall to create more open plan seating area.
Carefully removing existing plaster within stairwell and Restaurant areas to expose existing brickwork.
Re-tiling WC's and certain localised areas.
General re-decorating.

4.0 PLANNING POLICY

NPPF:

- Section 2: Achieving Sustainable Development
The proposals are eminently sustainable and will enhance and sustain the use of the building.
Local Authorities should operate a policy in favour of presumption of favour of sustainable development.
- Section 4: Decision Making.
- Section 6: Building a Strong Competitive Economy
- Section 7: Ensuring the Vitality of Town Centres
- Section 12: Achieving well-designed places.
The internal alterations proposed would improve the internal usage of the building, both for customers and staff.
- Section 16: Conserving & Enhancing the Historic Environment, refer to Heritage Statement for details.

Local Plan:

- SB7a York City Centre and Central Shopping Area
- GP4a Sustainability
- GP16 Shopfronts
- HE1 Designation of Conservation Areas
- HE2 Development in Historic Locations
- HE3 Conservation Areas
- HE4 Listed Buildings
- HE5 Demolition of Listed Buildings and Buildings in Conservation Areas
- HE6 Shopfronts in Historic Locations
- We believe any negative impact would be outweighed by the positive relating to the internal use of the building and its long term conservation.

No

5.0 CONCLUSION

- The proposals accord with Local and National Policy.
- The proposals clearly relate to a building of special architectural and historical interest, within a historical setting, however we believe that the positives outweigh any potential harm in relation to the asset and wider conservation area.
- The proposal will aid in conserving and enhancing the viability of the building.
- The proposals could be viewed as natural progression and evolution of a historic heritage asset

