

Planning & Sustainability Statement



Salon 28, 28 Market Street, Lichfield, WS13 6LH

Architecture • Property Development • Land

TRAFALGAR HOUSE, 20A MARKET STREET
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Job Number: NBA 31141

Client Name: Egle Kazdaileviciute

Site Address: 28 Market Street, Lichfield, WS13 6LH

Document By: Aaron McNally

NOTE: This document has been prepared at the request of the Lichfield District Council to accompany the Planning Application for Salon 28 and should be read in conjunction with all relevant drawings and supporting documents.

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1.0 Introduction

- 1.1. The purpose of this Planning & Sustainability Statement is to provide support for the Planning Application concerning the property located at 28 Market Street, Lichfield, WS13 6LH.
- 1.2. The proposal is for a change of use of existing building, currently used a Salon, to a bar with a late licence.

2.0 Site Location and Planning History

- 2.1. The application pertains to the Grade II listed building at 28 Market Street, Lichfield, WS13 6LH. The existing building, constructed early to mid C18, was first listed in February 1975, and comprises a 3 storey, stucco and tile building with a late C20 shop front. 1st floor windows have pegged cross-casements, 2nd floor has 2-light and 5-light window.
- 2.2. The building falls within the Lichfield City Conservation Area.
- 2.3. There are no current relevant planning applications listed in the Lichfield District Council public directory.
- 2.4. Access to the existing building is directly from Market Street.

3.0 Relevant Planning Policy

3.1 National Planning Policy Framework

- 3.1.1 Paragraph 80 of the NPPF identifies that decision makers should place significant weight on the need to support economic growth and productivity.
- 3.1.2 Chapter 12 of the NPPF relates to the quality of the designed places. Paragraph 126 suggests that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve'.
- 3.1.3 Paragraph 130 of chapter 12 states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 3.1.4 Chapter 13 of the NPPF relates to Protecting Green Belt land. Paragraph 149 of Chapter 13 advises that 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building' are considered appropriate given the setting of the site.
- 3.1.5. Chapter 16, concerning enhancement of historic environments, in paragraph 206 instructs that 'Proposals that [...] make a positive contribution to the asset should be treated favourably', reflecting the improvement to the asset's functionality as a dwelling by providing a sustainable outdoor space.

3.2. Lichfield District Council Local Plan Strategy (2008-2029)

- 3.2.1 Policy Lichfield 2: Lichfield Services and Facilities Policy Lichfield 2 identifies that ‘where possible the range of services and facilities in Lichfield City will be protected and enhanced so that they best meet the needs of residents, businesses and visitors.
- 3.2.2 Core Policy 14: Our Built & Historic Environment Core Policy 14 states that “The significance of designated heritage assets including nationally protected listed buildings and their settings, ancient monuments, archaeological sites and conservation areas and their settings, will be conserved and enhanced and given the highest level of protection. Change will be directed to the most appropriate locations taking into account the District’s heritage assets and their settings, including the historic landscape, as informed by the local evidence base. Development proposals which conserve and enhance a heritage asset or its setting will be supported where clear and convincing justification has been provided through an assessment of the significance of the asset or its setting”.

4.0 The Proposed Development

- 4.1. The proposed development is focussed on internal changes to the building. They are minimal and intended to accommodate the new function as a bar. The internal modifications involve the removal of existing stud walls and the introduction of new stud walls on the first floor and will serve to enhance its utility in a manner that does not adversely affect its preservation.
- 4.2. The external façade will remain unaltered ensuring the building's continued contribution to the established architectural language and landscape of the area.

5.0 Sustainability Considerations

5.1. The proposal has no adverse effects on the sustainability aspects of the site.

6.0 Consultations

4.2. Due to the small scale and limited impact of the development, no Council consultations were deemed necessary at this stage.