

**TOWN AND COUNTRY PLANNING ACT 1990**

**Planning Application for  
Additional Pavement Seating Area and Two New Retractable  
Awnings**

**at**

**1 High Street, Poole, Dorset BH15 1AB**

**HERITAGE ASSET STATEMENT**

## 1. Preamble

- 1.1. This is an application to
  - 1.1.1. Use part of the pavement as an outdoor café as an extension to St Tropez Lounge, restaurant and
  - 1.1.2. To attach two retractable awning to the corner/ side elevation of the restaurant.
- 1.2. St Tropez Lounge opened for business on 12<sup>th</sup> April 2021 following redevelopment of the site formerly occupied by the Corkers restaurant.
- 1.3. When Corkers occupied this site, prior to the current development, it had shell shaped awning over the door and flat awning along the entire frontage.
- 1.4. An application [APP/21/00711/F] was granted in July 2021 for use of a section of pavement as café incidental to the current restaurant, and installation of a retractable awning to the southern (Quay facing) elevation.
- 1.5. The current restaurant, St Tropez Lounge, has already earned an excellent reputation for service and quality, and gives significant attention to presentation.
- 1.6. The awning installed in accordance with APP/21/00711/F and pavement seating area have delivered their intended function, whilst also helping to increase the vibrancy of the local area by allowing the activity of the restaurant to mix with that of the Quay.

## 2. Planning Considerations

- 2.1. Planning applications should be determined in accordance with the development Plan unless material considerations indicate otherwise.
- 2.2. The site is also within a designated heritage asset The Poole Quay Conservation Area. In determining planning applications the Planning (Listed Buildings and Conservation Areas) Act 1990 contains a duty on planning authorities to pay “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
- 2.3. The National Planning Policy Framework (NPPF) states:-

“189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

### 3. The Poole Local plan

- 3.1. The adopted Poole Local Plan contains objectives and policies that encourage economic investment particularly related to the town centre, including The Quay. This proposal is wholly consistent with the following:-
- 3.2. Objective 3 of the Poole Local Plan states:-  
*“Poole’s economy will remain strong and continue to grow, through:*  
...  
*• sustain and support Poole’s tourism and night time economy;...”*
- 3.3. Policy PP3 states:-  
*“Poole town centre, as defined on the Policies Map, will be the most suitable location for the most intensive uses and major developments which generate the highest levels of activity.”*  
*...(c) upgrade the High Street, Old Town and Quay to expand their role through the introduction of a wider range of commercial, residential, cultural and community uses and events that contribute to vibrancy and footfall;*  
*...(l) provide active frontages that maximise the opportunities for commercial uses at ground floor along key routes;*
- 3.4. Policy PP6 states:-  
*“The High Street, Quay and Old Town will be managed to support a wider range of commercial, residential, community and leisure uses and events within an enhanced townscape environment. Development proposals should:*  
*...(a) provide active ground floor frontages along the High Street, Lower High Street and Quay which support vibrancy and vitality, including community and leisure uses as well as retail and office uses;*  
*...(d) preserve or enhance the historic character of the area, having particular regard to the scale, roof profiles, building widths, appearance and detailing of developments;*  
*...(e) support improvements to the quality of the environment and public realm, particularly along the High Street, Lower High Street, quayside..., as high quality pedestrian focused environments;”*
- 3.5. This proposal is a sustainable development that will deliver economic, social and environmental benefits, to the town, its residents and visitors.

#### 4. Heritage Asset

##### Designated: December 2012

Note: Conservation Area consolidated and extended to incorporate the former Old Town CA; Town Quay CA and High Street CA, designated in 1974, 1981 and 1986 respectively.

The application site lies in the Old Town Conservation area fronting The Quay. The significance of the heritage asset lies in the abundance of evidence of its layout and built form which has evolved over 1,000 years.

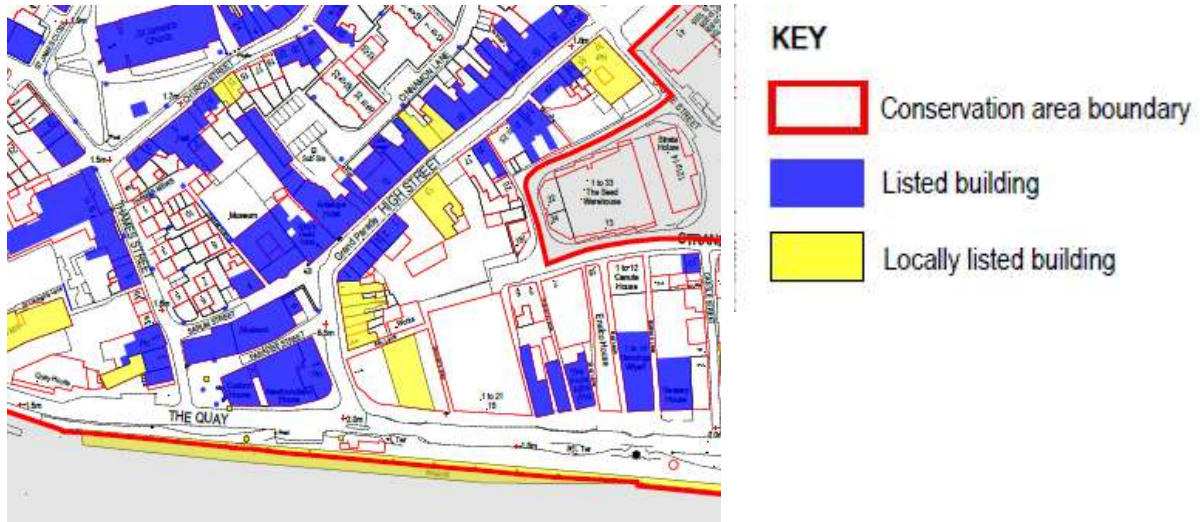


Fig:1

Pavement cafes are a significant feature of High Street and The Quay. A selection of recent photographs showing examples are included below:-



Image 1: 3-9 High Street



**Image 2: 1 High Street**



**Image 3: 2 High Street**



**Image 4: 1 & 2 High Street**



**Image 5: Outside seating space operated by Da Vincis (7 The Quay)**



Image 6: 9 The Quay (showing seating withdrawn at the time of the photograph)



Image 7: Outside seating – The Quay



**Image 8: Oriel, Seaway House, Poole**

The Conservation Area character assessment includes:-

*With foundations dating from 1300 the Woolhouse is the centrepiece of a special group of buildings that together with the Custom House, King Charles Inn and Scaplens Court form the medieval core of the Quay Conservation Area. The application site lies to the east of this group of buildings. For many years it was occupied by Corkers seafood restaurant which was a significant feature in the modern Poole Quay. The image below shows the former Corkers building, with its awnings and pavement seating.*



**Image 9: 1 High Street – Former Corkers restaurant.**



The images below shown the current (applicants) building, with the permitted awning in use. Note, the awning is shown partially extended due to the weather conditions at the time of the photograph being taken.



**Image 10: 1 High Street**



**Image 11: 1 High Street**

Elevation mounted retractable blinds are installed to a number of properties on High Street, and The Quay, as can be seen in images 1, 4, and 8 included above. Unfortunately, due to the weather conditions when the images were taken, the awnings, in some cases, are shown as fully or partially retracted.

The pavement café use and the attachment of an awning are wholly in keeping with the character of the conservation area and will enhance the vitality of the locality. They will be wholly consistent with the significance of the heritage asset.