

Mr Jones
Jane Jones-Warner Associates LLP
Unit 78
Chichester Enterprise Centre
Terminus Road
Chichester
PO19 8TX

For: Mr Visanji
Magnolia House Dental Practice

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
Grant of Listed Building Consent

Application Number: APP/20/00053

Site Address: Magnolia House Dental Surgery, 27 East Street, Havant, PO9 1AA

Proposal: Listed building consent for internal alterations and refurbishment; and regularisation of repair to flat roof.

Further to your application received on 22 January 2020, Havant Borough Council, as Local Planning Authority, **Grants Listed Building Consent** for the above proposal.

This consent is subject to compliance with:

- (i) The plans and other documents submitted with regards to your application, and
- (ii) The following conditions:

Conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design, Access and Heritage Statement by Jane Jones Associates dated January 2020
Existing and Proposed Site Location Plan Drawing No. 692/PL 108
Proposed Plan and Elevations Drawing No. 692/PL 104 Rev A
Proposed Plan and Elevations (2) Drawing No. 692/PL 105
Proposed First Floor, Second Floor and Basement Plans Drawing No. 692/PL 107 Rev A
Proposed Site and Roof Plan Drawing No. 692/PL 106
Proposed External Elevations Drawing No. 692/PL 201
Cellar - Structural Remedial Works - Sheet 1 Drawing No. 205727-01-P1
Proposed Basement Plan with Annotations Drawing No. 692/PL 109
Photographs of Basement - Drawing Nos. 692/PL 808, 809, 810, 811 & 812
Reason: - To ensure provision of a satisfactory development.
- 3 All works of external repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.
- Reason:** To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Planning (Listed Building and Conservation Areas) Act. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the submitted plans, and other documents may lead to enforcement action being taken by the Council. If you wish to depart from the approved details in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

- (1) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

17 March 2020