

To:
Mr J Spivey
PWP Architects Ltd
61 South Street
Havant
PO9 1BZ

For: Mr Cockram

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/19/00807

Site Address: 30 North Street, Havant, PO9 1PT

Proposal: Conversion of the existing ground floor Six Bells public house to a one-bedroom flat and a two-bedroom flat.

Further to your application received on 08 August 2019 (which was valid from 20 August 2019) Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The proposed conversion of the premises into flats would be incompatible with the adjoining commercial uses and those in the vicinity, whose associated activities has the potential to give rise to an unacceptable level of noise, disturbance and odour to the detriment of future occupiers of the development, which may leave these businesses vulnerable to action being taken to curb such activities, to the likely detriment of these businesses and Havant Town Centre, contrary to policies CS4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2019.
- 3 The proposal would result in the loss of a community facility and a ground floor commercial frontage in Havant Town Centre, contrary to policies D2.1 and CS4 Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2019.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning

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Authority under the Town and Country Planning Acts. 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

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

30 March 2020