

Mr Roberts
Critchley Architecture and Design Ltd
The Old Brewery
15E South Street
Havant
PO9 1BU

For: Mr Johnson
F&F Developments (Southern) Ltd

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

Application Number: APP/19/01260

Site Address: 44-54 West Street, Havant

Proposal: Variation of plans approved under extant Planning Permission APP/10/00992 (Demolition of existing shops and flats. Construction of a three storey mixed use building providing 650sqm of retail (Class A1) and 14No. flats with associated car parking (5No. spaces), cycle and bin stores), as amended by non-material amendment APP/17/01358 - variations relate to revisions to layout and external appearance of building.

Further to your application received on 24 December 2019, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

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

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Proposed Ground Floor Plan 19055-420B
 - Proposed First Floor Plan 19055-421A
 - Proposed Second Floor Plan 19055-422A
 - Proposed Roof Plan 19055-423A
 - South Elevations 19055-520B
 - North Elevations 19055-521B
 - East #1 Elevations 19055-522B
 - East #2 & North Elevations 19055-523A
 - West Elevations 19055-524A

Reason: - To ensure provision of a satisfactory development.

- 2 Unless otherwise agreed in writing with the Local Planning Authority, the construction of the building hereby permitted shall comprise the following external facing and roofing materials:
Face Brickwork - Ibstock Brick Ltd. 'Ivanhoe Olde Village'
Quoin and Column brickwork - Ibstock Brick Ltd. 'Ivanhoe Cream'.
String Course Feature brickwork - Ibstock Brick Ltd 'Bexhill Purple Multi'.
Cills, balcony slabs, fascia brackets - reconstituted stone as Elegant Stone Ltd. 'Windsor'.
Roof Covering - Spanish Slate Quarries 'Del Carmen' natural slate, Terra Cotta accessories.
Reason: To ensure the appearance of the development is satisfactory and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to Policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development shall be carried out strictly in accordance with the plan and particulars approved pursuant to Discharge of Condition application APP/13/01236 dated 23 January 2014, which specify the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site. Throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of highway safety and having due regard to Policies CS11, CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development shall be carried out strictly in accordance with the plan and particulars approved pursuant to Discharge of Condition application APP/13/01236 dated 23 January 2014, which specify the provision to be made for a material storage compound within the site. The approved compound shall be available throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and in the interests of highway safety and having due regard to Policies CS11, CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development shall be carried out strictly in accordance with the specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same, approved pursuant to Discharge of Condition application APP/13/01236 dated 23 January 2014. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.
Reason: To safeguard the amenities of the locality and in the interests of highway safety and having due regard to Policies CS11, CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Unless otherwise agreed in writing with the Local Planning Authority, the external lighting of the site shall accord with the plans and particulars approved pursuant to Discharge of Condition application APP/13/01236 dated 23 January 2014.
Reason: To safeguard the amenities of the locality and in the interests of highway safety and having due regard to Policies CS11, CS16, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The development shall be carried out strictly in accordance with the programme of archaeological work and written scheme of investigation approved pursuant to Discharge of Condition application APP/13/01236 dated 23 January 2014. Prior to the commencement of any above ground development, a report shall be produced in accordance with that approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 Unless otherwise agreed in writing with the Local Planning Authority, the detailed design of the shopfronts (including the fascia and indicative signage) shall accord with the plans and particulars approved pursuant to Discharge of Condition application APP/13/01236 dated 23 January 2014.
Reason: To safeguard the amenities of the locality and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM21 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.
- 10 Unless otherwise agreed in writing with the Local Planning Authority, demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to Policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 The rear service area shall be kept clear of obstruction and be kept available for the manoeuvring of vehicles. No fencing or means of enclosure other than that shown on the approved plans shall be provided in this area without the prior written approval of the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to Policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 Unless otherwise agreed in writing with the Local Planning Authority, the method of demolition and construction for the development shall be carried out in accordance with the scheme approved pursuant to Discharge of Condition application APP/13/01236 dated 23 January 2014.

Reason: The site is in a very sensitive location with respect to groundwater, and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered, and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 Unless otherwise agreed in writing with the Local Planning Authority, foul drainage from the development shall connect to the public mains foul sewer.

Reason: The mains foul water sewer is in close proximity to the site and there is a presumption for connection to this system, and having due regard to Policies CS16, CS19 and DM10 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 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.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control 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, and
- You were updated about issues after the initial site visit

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

24 March 2020