

Mr R Nunn  
PDP Architecture llp  
2 Beechworth Road  
Havant  
PO9 1AX

For: Mr Samuels  
Dolphin Quay LLP

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

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**Application Number:** APP/19/00899

**Site Address:** Lord Raglan Public House, 35 Queen Street, Emsworth, PO10 7BJ

**Proposal:** Construction of 215mm (depth) brick wall against the existing west elevation of the Lord Raglan Public House.

Further to your application received on 11 September 2019, which was valid from 16 September 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 must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning 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:

Lord Raglan Wall Location Plan 27958-WD089 Rev A  
Lord Raglan Public House Wall Layouts 27958-PD160  
Design & Access / Heritage Statement 27958 received 16 September 2019  
Agent emails dated 11 & 13 November 2019 re brick bond and mortar mix

**Reason:** - To ensure provision of a satisfactory development.

- 3 Unless otherwise agreed in writing with the Local Planning Authority, the wall hereby approved shall be executed in the following manner:
- (i) the brick bond shall be executed in Flemish Garden Wall Bond; and
  - (ii) the mortar shall comprise *mortar: NHL 3.5 (3:1)* - 3.5 being the strength and 3:1 being the ratio of lime to sand.

**Reason:** To accord with the architectural and historic interest of the Listed Building and the amenities of the area, and having due regard to Policies CS11, CS12, and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014, 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](http://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 Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) 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,
- You were updated about issues after the initial site visit

**Simon Jenkins**

Simon Jenkins  
Interim Director of Regeneration and Place

15 November 2019