

Helyer Davies Architects Ltd  
1 The Old Flour Mill  
Queen Street  
Emsworth  
PO10 7BT

For: Mr Roddick

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

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**Application Number:** APP/19/01159

**Site Address:** Saxted House, 5 Tower Street, Emsworth, PO10 7BH

**Proposal:** Listed Building application for internal alterations and refurbishment including the replacement of bi-fold doors and incorporation of 2 No. frosted roof lights and erection of greenhouse.

Further to your application received on 26 November 2019 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:

19123-01 existing plans, location and block plan  
19123-03 proposed ground floor plan and South elevation  
19123-04 proposed first floor and garage plans  
19123-05 proposed greenhouse  
Design and access statement November 2019  
Heritage Statement November 2019

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

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- 3 The works hereby permitted shall not commence until new external door details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter.

**Reason:** In order to safeguard the building's special architectural and historic interest having due regard to planning policy CS11 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.

- 4 The greenhouse hereby permitted shall not commence unless and until material samples relating to the hereby approved external greenhouse (including the base brick) have been submitted to and agreed in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason:** In order to safeguard the building's special architectural and historic interest having due regard to planning policy CS11 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.

- 5 No work shall commence until manufacturers details of the proposed rooflights, including details of how they sit within the roof, have been submitted and approved in writing by the local planning authority. All work shall be carried out in accordance with such approval.

**Reason:** To protect the character of the listed building having due regard to planning policy CS11 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 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](http://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.

(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:

- Your application was acceptable as submitted and no further assistance was required.

**Simon Jenkins**

Simon Jenkins  
Interim Director of Regeneration and Place

17 January 2020