

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	27
Suffix	
Property name	Magnolia House Dental Practice
Address line 1	East Street
Address line 2	
Address line 3	
Town/city	Havant
Postcode	PO9 1AA

Description of site location must be completed if postcode is not known:

Easting (x)	471937
Northing (y)	106215

Description

Dental Practice

2. Applicant Details

Title	Mr
First name	Abbas
Surname	Visanji
Company name	Magnolia House Dental Practice
Address line 1	Magnolia House Dental Practice
Address line 2	27 East Street
Address line 3	
Town/city	Havant

2. Applicant Details

Country	
Postcode	PO9 1AA
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Mike
Surname	Jones
Company name	Jane Jones-Warner Associates LLP
Address line 1	Unit 78
Address line 2	Chichester Enterprise Centre
Address line 3	Terminus Road
Town/city	Chichester
Country	
Postcode	PO19 8TX
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

The proposed alterations are mainly internal and involve the installation of new fittings, finishes and materials to provide additional and improved facilities for the dental practice which correspond with:

1. A change of use of the reception to a dental surgery.
2. The use of the waiting room to include the reception area.
3. The installation of a sterilisation/decontamination room within an attached outbuilding to the rear.
4. The installation of X-ray equipment within an existing surgery.

Two new internal walls are constructed in the outbuilding and the reception window is to be blocked in. Proposals also include supplementary structural support to the ground floor and a repair of a flat roof covering. The proposals do not involve the loss of any historic fabric.

Has the development or work already been started without consent? ☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)	13/11/2019
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4. Description of Proposed Works

Has the development or work already been completed without consent? ☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

Please note the following previous applications relating to this property:

APP/13/00527: Reduce height of 1No. Magnolia by 2m and reduce laterals by 1m on roadside, within Conservation Area of St Faiths.

96/61578/000: Erection of plaque on west elevation

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

- a) works to the interior of the building? ☒ Yes ☐ No
- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Drawing references for works to the interior of the building:
692/PL100 to 692/PL103 - Existing Plans and Internal Elevations
692/PL104 to 692/PL107 - Proposed Plans and Internal Elevations
692/PL800 to 692/PL805 - Photographs

Drawing references for works to the exterior of the building:
692/PL102 - Existing Site Plan and Roof Plan
692/PL106 - Proposed Site Plan and Roof Plan
692/PL108 - Existing and Proposed Site Location Plan
692/PL200 - Existing External Elevations
692/PL201 - Proposed External Elevations
692/PL806 and 692/PL807 - Roof Repair Photographs

Drawing references for works to any structure or object fixed to the property (attached outbuilding):
692/PL101 and 692/PL105 - Existing Plans and Internal Elevations
692/PL102 and 692/PL106 - Proposed Plans and Internal Elevations
692/PL803 - Photographs

10. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Roof covering	
Please provide a description of existing materials and finishes:	Bitumin Roof removed, lead flashings tidied and retained, roof deck made good
Please provide a description of proposed materials and finishes:	1.5mm of which classic bond EPDM with a water-based adhesive (completed).

Floors	
Please provide a description of existing materials and finishes:	Existing decayed historic oak floor joists retained, 'Modern softwood timbers and chipboard floor retained
Please provide a description of proposed materials and finishes:	existing decayed floor joists paired with steel 'goal post' frame

Internal Walls	
Please provide a description of existing materials and finishes:	Plastered masonry and timber stud/truss walls
Please provide a description of proposed materials and finishes:	Fire rated stud partition lined with white rock wall cladding or similar to form sterilisation/decontamination room

Ceilings	
Please provide a description of existing materials and finishes:	Water damaged Lath and Plaster ceiling
Please provide a description of proposed materials and finishes:	Ceiling repaired with Lath and Plaster to match existing

Are you supplying additional information on submitted plan(s)/design and access statement: ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to Design, Access and Heritage Statement for existing and proposed materials.
Refer to drawings 692/PL100 to 692/PL106 and photograph pages 692/PL800 to 692/PL805 for material information on the ground floor.
Refer to drawings 692/PL102, 692/PL106 and photograph pages 692/PL806 to 692/PL807 for material information on the roof.
Refer to drawing 692/PL103 and 692/PL107 for material information on the basement.

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Verbal and written guidance in respect of pre-application repair of a section of flat roof and the introduction of x-ray equipment within an existing surgery, and subsequent pre-application site visit on 14/01/2020.

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Mike
Surname	Jones
Declaration date (DD/MM/YYYY)	21/01/2020

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	21/01/2020
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