

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

For: Mr Samuels
Dolphin Quay LLP

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

Application Number: APP/19/00900

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

Proposal: Listed Building application for 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 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:

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 having due regard to Policies CS11 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 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.
- (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:

- 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