

Mr Jenkins
Studio Four Architects Ltd
Tollgate Estates
Stanbridge Earls
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For: Mrs Hope
Emsworth Surgery

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

Application Number: APP/19/00414

Site Address: Victoria Cottage Hospital, North Street, Emsworth, PO10 7DD

Proposal: Conversion of former Victoria Cottage Hospital to GP Surgery with associated side, rear and front extensions.

Further to your application received on 12 April 2019, which was valid from 29 May 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:

AMENDED PROPOSED GROUND FLOOR AND SITE PLAN 38105 150F

PROPOSED ELEVATIONS 38105 130 REV B

PROPOSED FIRST AND SECOND FLOOR PLANS 38105 151 REV C

LOCATION AND BLOCK PLAN 38105 133

TRANSPORT STATEMENT 38105 150F

Arboricultural Impact Assessment in connection with redevelopment at Victoria Cottage Hospital, North Street, Emsworth PO10 7DD Report Reference: D1922AIA

Ecological Appraisal - December 2018

Bat Survey Report - July 2019 A110328

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on Arboricultural Impact Assessment in connection with redevelopment at Victoria Cottage Hospital, North Street, Emsworth - Report Reference: D1922AIA shall be installed. The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan (telephone 023 92 446525). No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Tree Survey. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16, of the Havant Borough Local Plan (Core Strategy).
- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
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.
- 5 Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Ecological Appraisal (WYG, December 2018) and Bat Survey report (WYG, July 2019) unless otherwise agreed in writing by the Local Planning Authority. Ecological mitigation, compensation and enhancement features, which shall incorporate a minimum of two nesting boxes for common swifts, shall be installed as per ecologist instructions and be retained in perpetuity in a location and condition suited to their intended function.
Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.
- 6 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 policy DM13 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 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 were updated about issues after the initial site visit, and amended plans were received.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

05 September 2019