

Mr T Davies
Helyer Design Architects
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Queen Street
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PO10 7BT

For: Mr Roddick

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

Application Number: APP/19/01158

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

Proposal: Internal alterations and refurbishment of listed building 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 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:

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

Our Ref: APP/19/01158

Reason: - To ensure provision of a satisfactory development.

- 3 No 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 policy CS11 of the HBLP (Core Strategy) 2011, policy DM20 of the HBLP (Allocations) 2014 and the National Planning Policy.

- 4 The greenhouse hereby permitted shall not commence unless and until material samples relating to the external greenhouse (including the base brick) have been submitted to and agreed in writing by the local planning authority. The development shall therefore 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 policy CS11 of the HBLP (Core Strategy) 2011, policy DM20 of the HBLP (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 policy CS11 of the BHL P (Core Strategy) 2011, policy DM20 of the HBLP (Allocations) 2014 and the National Planning Policy.

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:

- 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