

Mr Wiles
Concept Design & Planning
Morgans Yard
Shepherds Road
Bartley
Southampton SO40 2LH

For: Mr Harding
Cherrymaine Estates

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

Application Number: APP/19/00157

Site Address: Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposal: Listed Building Consent for internal alterations to allow conversion from offices (class B1(a)) to form 6 No one bed flats (C3 residential units).

Further to your application received on 06 February 2019, which was valid from 14 February 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 to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No alterations to the existing chimney stacks, fireplaces or window shutters shall be undertaken without express written approval of the Local Planning Authority.
Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.
- 3 Any new outside rainwater and soil pipes must be made out of metal and painted black.
Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.
- 4 All new works and making good of the retained fabric whether in internal or external shall be finished to match the adjacent work with regards to the methods used and to

Our Ref: APP/19/00157

material, colour, texture, profile and style.

Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.

- 5 The hereby approved internal partition walls shall be inserted in such a way that the original features are preserved in situ.

Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.

- 6 Prior to the commencement of work, details shall be submitted to and approved in writing by the Local Planning Authority to show:-

a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or

b) the design and construction of any new fire doors/glazed screens.

c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.

d) the means of providing noise isolation between units.

Reason - To ensure that such details are appropriate to the character, architectural and historic interest of the listed building. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement

Location Plan - drawing no. C18/060.01

Existing site plan - drawing no. C18/060.01

Existing ground floor plan - drawing no. C18/060.03

Existing first floor plan - drawing no. C18/060.04

Existing roof plan - drawing no. C18/060.05

Existing north elevation - drawing no. C18/060.08

Existing south elevation - drawing no. C18/060.06

Existing east elevation - drawing no. C18/060.07

Existing west elevation - drawing no. C18/060.09

Proposed site plan - drawing no. C18/060.10 A

Proposed ground floor plan - drawing no. C18/060.11

Proposed first floor plan - drawing no. C18.060.12A

Proposed roof plan - drawing no C18.060.13

Proposed north elevation - drawing no. C18.060.16

Proposed south elevation - drawing no. C18.060.14

Proposed east elevation - drawing no. C18.060.15

Proposed west elevation - drawing no. C18.060.17

Drainage plan - 300 SO1 P2

Tree protection plan - drawing no. C18.060.TPI

Barrell's tree protection plan - drawing no. 15362-BT2

Reason: - To ensure provision of a satisfactory development.

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

Our Ref: APP/19/00157

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 were updated about issues after the initial site visit.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

12 September 2019