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BOROUGH COUNCIL

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For: Mrs Howard- Jones
City & Country Properties (Midlands) Limited

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

Application Number: APP/18/01089

Site Address: Purbrook House, 33 London Road, Purbrook, Waterlooville

Proposal: Internal and external alterations to facilitate restoration to property.

Further to your application received on 25 October 2018, which was valid from 15 November 2018 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, except where amended by the ensuing conditions on this decision notice:

Design, Access and Heritage Statement ref 5750 Revision A dated November 2018
Specification for External Refurbishment and Communal Area Fire Safety Works ref SB/CB/5750 dated January 2018, as amended by DHP Comments document dated 20/09/2018

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the details submitted, no alterations to any doors or windows, including the removal of any of the existing windows (both internal and external), doors (both internal and external) and gates, including their openings and the blocking up of any, shall take place until the exact detail of each opening has been submitted to and approved in writing by the Local Planning Authority. Such information shall include the intended treatment in terms of retention/repair/alteration/replacement and blocking up. Specific detail shall also be provided for each treatment. This shall include a schedule/method of repairs and alterations, joinery details, including sections at a scale of 1:5 for all replacement windows and doors, stating their material/finish. The design, material and finish of any gates shall also be included. The approved details shall then be implemented and retained thereafter.

Reason: To preserve the significance 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.

- 4 No alterations to any doors or frames shall be undertaken until details have been 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, 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.

- 5 All rainwater goods shall be of cast iron or die cast aluminium and painted black unless details of other suitable materials and/or finishes are submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance 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.

- 6 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details. An appropriate lime mortar shall be used, the specification for which shall be first submitted to, and approved in writing by the Local Planning Authority.

Reason: To maintain the character and avoid damage to 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.

- 7 All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building and to ensure the detailing and materials maintain the architectural interest of the 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.

- 8 All areas of lathe and plaster shall be carefully conserved and repaired in matching materials.

Reason: For the avoidance of doubt and to maintain the historic integrity 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.

- 9 Notwithstanding the details submitted regarding works to the roof any leadwork that needs replacement shall be undertaken on a like for like basis unless details of its replacement have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the significance 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

- (5) Where works of repair (not replacement or substantial alteration) have been agreed in advance with the Council's Conservation Officers, these can be carried out without the need for further submissions to the Local Planning Authority.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

05 April 2019