



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Critchley
Martin Critchley, Architect
The Old Brewery
15E South Street
Havant
PO9 1BU

Our Ref: APP/15/00928
Direct Line: (023) 92 446143
Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
01 November 2018

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/15/00928

Site Address: 23 South Street, Emsworth, PO10 7EG

Description: Alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C1 to C3), approved under APP/14/01165 (Approved 04.11.2015). Request to Discharge Condition No. 2,3,4 & 5 (04.10.2018).

This decision relates to your request to discharge conditions which was valid from 04/10/2018.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/15/00928.

The conditions in respect of which information has been submitted are:

Condition 2:

Conversion of the building and construction of the extensions hereby permitted shall not commence until samples and details of all external facing and roofing materials including materials for the proposed atrium shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Schedule of Materials

Condition 3:

Prior to the installation of any external lighting to the front elevation, details shall be submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting of the front elevation other than as thereby approved.

Reason: To safeguard the amenities of the locality, the Emsworth Conservation Area having due regard to policies CS11, CS16 and DM10 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 2012.

Details submitted:

Dwg. no. 1530-511: East Elevation – Lighting

Please note: *Due to the narrowness of the street and the close proximity of a residential property opposite (10 metres), it is not possible to know at this time whether the 100 watt lanterns would have any adverse impact on the residents of said property. Therefore I would like to make the applicant aware that if any issues should arise in this regard once these units are installed, implementation of mitigation measures may be required. ~ Environmental Health Officer.*

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (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 6573.
- (2) 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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)
Date: 01 November 2018