

Recommendation: **RAISE NO OBJECTION**

Royal Oak, 19 Langstone High Street, Havant, PO9 1RY

90/51222/002 - Two non-illuminated hanging signs on front elevation; three non-illuminated plaques fixed to building and one on front of garden wall., REF, 90/51222/003 - Retrospective application for change of use of domestic garden as part of commercial premises to a 'beer garden.', PERM,30/08/1990
90/51222/004 - Two non-illuminated hanging signs on front elevation; three non-illuminated plaques fixed to building and one on front of garden wall., PERM,21/02/1991
90/51222/005 - L.B. application for two non-illuminated hanging signs on front elevation; three non-illuminated plaques fixed to building & one on front of garden wall., PERM,21/02/1991
01/51222/014 - Listed Building consent to replace windows to front elevation., REF, 16/01/2002
00/51222/013 - Application to determine whether prior approval is required to erect 11.5mm black cable with 25mm wide capping on side elevation, PARP,13/06/2000
96/51222/010 - New painted lettering,two projecting/timber hanging signs and one logo sign on front elevation, 1 blackboard sign, 1 logo sign and 2 timber signs on rear elevation and 1 timber sign in garden (all non-illuminated) (as amended by drawings received 16/10/1996), PERM,03/12/1996
96/51222/011 - Listed building application for erection of new boundary fencing, creation of bin enclosure by the erection of 1.8m c/b fence, concreting of bin enclosure, resurfacing of service area with York stone and introduction of landscaping (part retrospective), PERM,05/09/1996
96/51222/012 - Erection of new boundary fencing, creation of bin enclosure by the erection of 1.8m c/b fence, concreting of bin enclosure, resurfacing of service area with York stone and introduction of landscaping (part retrospective), PERM,05/09/1996
96/51222/009 - Listed Building Application for new painted lettering, 2 projecting timber hanging signs on front elevation, 1 blackboard sign, 1 logo sign and 2 timber signs on rear elevation and 1 timber sign in garden (all non-illuminated) (as amended by drawings received 16/10/1996), PERM,03/12/1996

ng signs & one logo sign on front elevation, 1 blackboard sign, 1 logo sign & 2
 timber signs on rear elevation & 1 timber sign in garden (all non-illuminated) (
 as amended by drawing received 16/10/96), PERM,03/12/1996
 95/51222/006 - Listed building consent for fencing, bin enclosure/servicing area,
 paved patio w
 ithin beer garden and landscaping (retrospective application), ,18/04/1996
 95/51222/007 - New fencing, bin enclosure/servicing area, paved patio with
 landscaping, within
 beer garden, ,18/04/1996
 95/51222/008 - Listed Building application for removal of existing internal window and
 brickwor
 k to create opening within bar area, PERM,15/02/1996
 04/51222/015 - Retrospective application to vary condition 4 of planning permission
 90/51222/003 dated 30th August 1990 to allow for the enlargement of the "Beer
 Garden" beyond the scope shown on the "approved plan"., REF,29/10/2004
 08/51222/016 - Tree work, UNK,
 09/51222/017 - Installation of new galvanised kitchen extract ducting to the rear roof.
 (Retrospective.) , WD,18/12/2009
 09/51222/018 - Listed Building Consent for installation of new galvanised kitchen
 extract ducting to the rear roof. (Retrospective.) , WD,18/12/2009
 10/51222/019 - Installation of 2No. kitchen extract ducts, 2No. condenser housings
 and new extractor to w.c., NPW,16/04/2013
 10/51222/020 - Listed Building Consent for installation of 2No. kitchen extract ducts,
 2No. condenser housings and new extractor to w.c., NPW,16/04/2013
 10/51222/021 - Crown raise to 2m 1No. Fir tree within Langstone Conservation Area. ,
 RNO,16/06/2010
 APP/11/00237 - Our client, Greene King, has asked us to apply for Planning and
 Listed Building Consent to re-route 2No. kitchen extract ductwork clad with framework
 on the flat roof to the rear elevation. new extract for through wall ventilation for gent
 toilets., UNK,
 GEN/12/00187 - Proposed replacement windows to Listed Buildings, ,01/06/2012
 GEN/12/00612 - Replacement windows. , ,01/06/2012
 GEN/13/00702 - Proposed alterations to existing kitchen extraction ducts.,
 ,08/10/2013 17:07:50
 APP/14/00053 - Replacement kitchen extract system on flat roof to rear. ,
 PERM,06/06/2014
 APP/14/00054 - Listed Building application for replacement kitchen extract system on
 flat roof to rear. , PERM,06/06/2014
 GEN/14/00347 - Notification of removal of tree., ,28/03/2014
 APP/14/00433 - Listed Building Consent for integral refurbishment works to include:
 alteration to bar counter; replacement of existing screen with full height glazed wine
 display unit; alterations to male and female toilets; and redecoration of toilets and
 customer areas., PERM,18/08/2014
 GEN/14/00620 - Request for comments for minor variation application to increase
 opening hours for the Royal Oak., ,25/06/2014 11:06:06
 APP/14/00790 - Application for advertisement consent - replacement advertisements
 and lighting comprising: Front elevation: 2No. written signs; 1No. Band logo; 1No.
 brass plaque and 1No. stone plaque together with 8No. downlighting floodlights and
 2No. lanterns. Rear elevation: 1No. facility sign; 1No. brass plaque and 1No. stone
 plaque; 1No. garden sign., PERM,02/01/2015
 APP/14/00791 - Application for Listed Building Consent for replacement
 advertisements and lighting comprising: Front elevation: 2No. written signs; 1No.
 Band logo; 1No. brass plaque and 1No. stone plaque together with 8No. downlighting
 floodlights and 2No. lanterns. Rear elevation: 1No. facility sign; 1No. brass plaque and
 1No. stone plaque; 1No. garden sign., PERM,02/01/2015
 APP/15/00003 - Installation of decking and other alterations to beer garden at rear of
 The Royal Oak public house, including removal of existing bin store and provision of

new bin store; installation of ramp; and installation of planters., PERM,09/03/2015
APP/15/00355 - Discharge of Condition No/s 2 and 3 of Planning Permission
APP/15/00003., PERM,20/05/2015

3 Proposal

Crown lift 1No. Pine tree (T1) to 3.048m and cut back growth touching phone lines, within Conservation Area of Langstone.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Conservation Officer

Landscape Team

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 1

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

- 7.1 This notice of intent to undertake work to a tree within the Langstone Conservation Area relates to the proposed pruning of a Pine tree in the garden area of the pub. The tree has a couple of low branches to be crown lifted and branches to be pruned to give clearance of the phone lines.

The work will not impact the health or amenity value of the tree, therefore no objection should be raised to this proposal.

8 Conclusion

Raise no objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/18/00712

(A)

(B) for the following reasons/subject to the following conditions