



Havant
BOROUGH COUNCIL

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Mr Forder
Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth PO10 7BT

For: Mr Davies

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

Application Number: APP/18/00175

Site Address: 23 Tower Street, Emsworth, PO10 7BH

Proposal: Listed Building Consent for replacement of existing south elevation windows.

Further to your application received on 08 February 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:

Design and Access Statement: Received 08.02.2018

Heritage Statment: Received 08.02.2018

Block and Location Plan: Drawing No 14169.53

Front Elevation, Ground and First Floor with Window Elevations Plan: Drawing No 14169-50

Glazing Bar Section, Sash Window Section, Top and Bottom Rail Sections, Casement Window Section Plan: Drawing No 14169-51

Continued Glazing Bar Section, Sash Window Section, Top and Bottom Rail Sections, Casement Window Section Plan: Drawing No 14169-52

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of the detail or materials in the application, no alterations to the dwellinghouse shall take place until a full specification of the window frame, sashes and casement details are submitted for approval by the Local Planning Authority. Such details shall include:

- a) A 1:5 section plan of the sash box frame
- b) The depth of reveal
- c) The materials used and finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any information forming part of the application, the original ironmongery from the existing sashes shall be reused including sash lifts, sash fasteners, weights and pulleys as well as window stays for casements windows where these are not modern.

Reason: For the avoidance of doubt and to ensure the works are in keeping with the building's architectural and historic interest and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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 186 and 187 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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

05 April 2018