



Introduction

This document has been prepared for the purpose of discharging the Planning Conditions pertinent to the works permitted at Osier Dell, Manor Road, Hayling Island. This project was granted both Planning consent and listed building consent, however, this document will address the planning conditions planning consent.

Each of the conditions will be listed in this document, in italics, as written by Havant Borough council and our responses will follow each condition with reference to where the information addressing each condition will be found.

Full description of works: Listed Building application for renovation and conversion of stable building, replacement of 1970's lean-to, and re-construction of derelict east end to create 1No. 3 bedroom 2 storey dwelling.

Listed Building Consent APP/17/00658

- 1) *The development must be begun not later than three years beginning with the date of this permission. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

No documentary submission required.

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

- LOCATION & BLOCK PLAN 5384 1000
- PROPOSED ROOF PLAN 5384 1101
- PROPOSED GROUND FLOOR PLAN 5384 1201
- PROPOSED FIRST FLOOR PLAN 5384 1203
- PROPOSED FIRST FLOOR PLAN WITH OVERHEADS 5384 1204
- PROPOSED AND EXISTING SOUTH ELEVATION 5384 1300
- PROPOSED AND EXISTING NORTH ELEVATION 5384 1301
- PROPOSED AND EXISTING EAST ELEVATION 5384 1302
- OPENING DETAIL (CASEMENT HAYLOFT) - 5384 1600
- OPENING DETAIL (ENTRANCE TIMBER ASSEMBLY) 5384 1601
- OPENING DETAIL (GLAZED DOOR HAYLOFT) 5384 1602
- OPENING DETAIL (LOUNGE TIMBER ASSEMBLY) 5384 1603

Reason: - To ensure provision of a satisfactory development.

All works will be carried out in accordance with these approved plans.

No documentary submission required.

- 3) *Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval. Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant*

Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Proposed materials are outlined on drawing 5384/MAT.

- 4) *All new works and works of making good to 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 and profile. Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Core Strategy 2011.*

All works of making good to the retained fabric whether internal or external shall be finished to match adjacent work with regard to the methods used and to material, colour, texture and profile. No documentary submission required.

- 5) *No vents or flues, plumbing or pipes, other than the rainwater downpipes, shall be fixed to the external faces of the building unless agreed in writing with the Local Planning Authority. Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Core Strategy 2011.*

No vents or flues, plumbing or pipes, other than the rainwater downpipes shall be fixed to the external faces of the building. No documentary submission required.

- 6) *Any alteration or repairs to brickwork shall be carried out in matching bond and matching bricks using a lime based mortar with a flush joint. Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Core Strategy 2011.*

Any alteration or repairs to brickwork shall be carried out in matching bond and matching bricks using a lime based mortar with a flush joint. No documentary submission required.