



Havant
BOROUGH COUNCIL

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Mr Farrer
MF Designs Ltd
52 King Street
Emsworth PO10 7AZ

For: Mr Oliver

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

Application Number: APP/15/00854

Site Address: 16 Langstone High Street, Havant, PO9 1RY

Proposal: Listed Building Consent for construction of first floor side extension and single storey side extension along with minor alterations

Further to your application received on 31 July 2015, which was valid from 05 August 2015, 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 to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with 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:

Location, block and South Elevation Job No 3125, drg No P02D
Existing plans Job No 3125, drg NoEX01
Proposed plans Job No 3125, drg No P01G

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes) have been submitted to, and approved in writing by the local planning authority.
Reason: To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the listed building and the character and appearance of the conservation area, 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.

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4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-

- a) Plans to clearly identify the window and door in question and its location within the property by cross referencing to an elevation drawing or floor plan for the avoidance of doubt.
- b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
- c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest, 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.

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:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

30 September 2015