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Our Ref: APP/18/00705
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19 December 2018

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

Application Number: APP/18/00705

Site Address: 12 Queen Street, Emsworth, PO10 7BL

Description: Listed Building Consent for change of use from Shop (A1) to 1No. 3 bed dwelling with single storey rear extension following removal of existing outbuildings (Approved 06/09/2018). Request to Discharge Conditions 3 and 4 (05/12/2018).

This decision relates to your request to discharge conditions which was valid from 12/12/2018.

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/18/00705.

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

Condition 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. The development shall be carried out in accordance with the approved details.

Reason - To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the building and the character and appearance of the conservation area and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission

Details submitted:

Materials: Written Statement

Brick Sample - Ibstock Swanage stock bricks in imperial red

Condition 4:

Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the hereby approved side window and lantern light have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-

Plans to clearly identify the windows in question and its location within the property:

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), the materials used, and 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 policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission

Details submitted:

Materials: Written Statement

Dwg No: P_04 - Proposed Plans and Elevations

Dwg No: P_05 - Proposed Window and Fascia Details

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: 19 December 2018