



Havant
BOROUGH COUNCIL

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61 South Street
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For: Ms McKenzie

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

Application Number: APP/18/01059

Site Address: 5A King Street, Emsworth, PO10 7AX

Proposal: Listed Building Consent for Single storey rear extension with roof lights.

Further to your application received on 18 October 2018, which was valid from 26 October 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 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 having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-
(i) Plans to clearly identify the windows and doors in question.
(ii) 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)
(iii) 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 2018.
- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the guttering and downpipes have been submitted to, and approved in writing by the local planning authority. All rainwater goods shall be of cast iron or die cast aluminium and painted black unless otherwise agreed in writing by the Local Planning Authority.
The details to comprise:-
1:20 and 1:50 elevations; including the method of fixing.
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 2018.
- 5 No work shall commence on site until the following information and details have been submitted to and approved in writing by the Local Planning Authority:-
(a) a drawing of the new roof structure showing principal timbers at scale 1:10;
(b) eaves details at scale 1:5 (shown in situ) including the methods of ventilating the roof;
(c) manufacturers details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile.
The works shall be carried out in full accordance with the approved details and shall be retained thereafter.
Reason - To protect the character and integrity of the Listed Building and ensure works are carried out in appropriate materials, 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 2018.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no.1000 Proposed perspective view plan
Drg no.1200 Location and block plan
Drg no.1201 Existing and proposed ground floor plan
Drg no.1202 Existing and proposed roof plan
Drg no.1300 Existing and proposed section 1 plan
Drg no.1301 Existing and proposed section 2 plan
Drg no.1400 Existing rear elevation plan
Drg no.1401 Existing front elevation plan
Drg no.1410 Proposed rear elevation plan
Design, access and heritage statement
Reason: - To ensure provision of a satisfactory development.

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 38-50 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.
- (5) All window areas within the roof voids should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (Chichester Harbour Conservancy dark skies policies).
- (6) The glazed gable elevation should employ tinted glass to the above eaves panels and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (Chichester Harbour Conservancy dark skies policies).

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

18 December 2018