



Havant
BOROUGH COUNCIL

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For: Mr & Mrs O'Hea

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

Application Number: APP/17/01342

Site Address: Hearnbrook, 39 Havant Road, Emsworth, PO10 7JD

Proposal: Listed Building Consent for change of use of existing garage to 1No. 2bed holiday let or annexe accommodation including alterations/additions and flue. (Revised application).

Further to your application received on 18 December 2017 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:
Window Opening Detail Plan: Drawing No 1721.A.01.10
Door Opening Detail Plan: Drawing No 1721.A.02.11
Arch Window Section Detail Plan: Drawing No 1721.A.01.12
Sash Window Detail Plan: Drawing No A.02.8
Casement Window Detail Plan: Drawing No A.02.9
Proposed Elevations Plan: Drawing No 1721.A.03.1
Proposed Ground Floor Plan: Drawing No A.02.2
Proposed Ground Floor Plan: Received 18.12.2017
Proposed First Floor Plan: Drawing No 1721.A.02.3
Proposed Roof Plan: Drawing No A.02.4
Proposed Site and Location Plan: Drawing No 1721.A.01.8.
Parking Layout Plan: Drawing No 1721.A.02.6

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- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding any description of materials in the application no alterations to the roof shall take place until samples and a full specification of the materials to be used externally on the rooflights have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
 - a) Plan, section and elevation to a scale of 1:20 shown in relation to the roofslope in which the unit is to be set.
 - b) Full size glazing bar section (where appropriate).
 - c) Details of materials/finishes.Only the materials and details so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the 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.
- 5 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details. An appropriate lime mortar shall be used, the specification for which to be agreed in writing by the Local Planning Authority.
Reason - To maintain the character and avoid damage to the listed building in regards to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Notwithstanding the information submitted with regards to the division of the proposed holiday let / annexe hereby permitted from Hearnbrook, no such enclosure including boundaries, screening or retaining walls shall be erected within the application site without the prior approval in writing by the Local Planning Authority. Any such approved structure shall be erected in accordance with the approved details. The structures shall thereafter be retained in accordance with the approved details.
Reason: To safeguard the amenities of the locality and protect the heritage and setting of the listed building having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 7 Notwithstanding the development hereby permitted no alterations to the building shall commence until specifications and details regarding the proposed guttering on the site has been submitted to and approved in writing by the Local Planning Authority. Only the specifications and details so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the 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.

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

02 March 2018