



Havant
BOROUGH COUNCIL

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Our Ref: APP/17/00326
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20 June 2018

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

Application Number: APP/17/00326

Site Address: 70 - 72 West Street, Havant, PO9 1LN

Description: Change of use of ground floor of No. 72 from A1 to C3 and replacement single storey rear extension. Removal of chimney from rear of No.70. Alterations to fenestration on both properties.
(Approved 10.07.2017) Request to Discharge Condition No's 2 & 3 (16.05.2018).

This decision relates to your request to discharge conditions which was valid from 17/05/2018.

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/17/00326.

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

Condition 2:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) 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.

Details submitted:

Materials specification

Condition 3:

Notwithstanding the approved plans, no above ground construction works shall take place unless and 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:-

- a) Plans to clearly identify the windows in question and their location within the property.

- a) 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)
- a) 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 in accordance with policies CS11 and CS16 of Havant Borough Council Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Site Plan: 16103-161

Ground Floor Plan: 16103-461

First and Second Floor Plans: 16103-462

Window Details: 16103-661

Door Details: 16103-662

Window Details: 16103-663

Window Details: 16103-664

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: 20 June 2018