



Havant
BOROUGH COUNCIL

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For: Mr Doran

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

Application Number: APP/18/00705

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

Proposal: 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.

Further to your application received on 10 July 2018, which was valid from 13 July 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement
Heritage Statement
Location & Block Plan Drg No: P_02
Proposed Plans & Elevations Drg No: P_01 Rev B
Typical Section Plan Drg No: P_03 Rev A

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

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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.

- 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.

- 5 All rainwater goods shall be of cast iron or die cast aluminium and painted black unless details of other suitable materials and/or finishes are submitted to and agreed in writing by the Local Planning Authority.

Reason - To protect the character and appearance of the building and having due regard to policy CS11 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.

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(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:

- You were updated about issues after the initial site visit, amended plans requested and forthcoming, making your proposal acceptable.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

06 September 2018