



Havant
BOROUGH COUNCIL

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Our Ref: APP/16/00511
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Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
13 August 2018

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

Application Number: APP/16/00511

Site Address: Kepple Lodge, 5 West Street, Emsworth, PO10 7DX

Description: Listed Building Consent for removal of section of boundary wall and creation of parking bay in rear garden. Approved (17.06.16). Request to discharge condition 4 (29.06.18).

This decision relates to your request to discharge conditions which was valid from 29/06/2018.

The following conditions cannot be discharged at this time:

Condition 4:

No gates shall be erected until detailed plans at a scale of 1:20 of the precise details of the gates, including height, design, materials, and method of opening are submitted to and approved in writing by the Local Planning Authority. The gates shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure appropriate design and detailing and method of opening for this Listed Building and in the interests of highway safety and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Proposed Gate 18103-03

Reason:

Owing to the height and position of the proposed gates and their siting within the curtilage of a Listed host dwelling an application for planning permission will be required prior to the installation. An approval of an application for planning permission for the proposed gates will also serve to regularise Condition 4 of planning permission APP/16/00051 as well as Condition 3 of listed building consent APP/16/00227.

- (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: 13 August 2018