



Havant
BOROUGH COUNCIL

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Mr Pike
Pike Planning
2 St Helen's Close
Southsea
Portsmouth PO4 0NN

For: Mr Clark
Park Mount Estates Limited

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

Application Number: APP/17/01045

Site Address: 55 High Street, Emsworth, PO10 7AN

Proposal: Listed building application for conversion of existing dental surgery to a dwellinghouse.

Further to your application received on 22 September 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 development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning 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:

Proposed elevation and floor plans - drawing number: 002 C

Reason: - To ensure provision of a satisfactory development.
- 3 No works shall commence until details of the wooden shutters to the shopfront have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
Reason: To conserve the character and setting of the Listed Building and Conservation Area in accordance with policy CS11 of the Havant Borough Core Strategy 2011.

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- 4 No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:-

Typical details of new staircase at scale 1:20 elevations and 1:5 sections.

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

Reason: To conserve the character and setting of the Listed Building and Conservation Area in accordance with policy CS11 of the Havant Borough Core Strategy 2011.

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:

- You were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

16 November 2017