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29 March 2018

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

Application Number: APP/17/01104

Site Address: The White Hart, 1 East Street, Havant, PO9 1AA

Description: Listed Building Consent for conversion of upper floors from single residential unit to form 4No. 1 bedroom flats and 1No. studio flat (Approved 22/02/2018). Request to Discharge Conditions 3, 4, 5, 6, 7, 8, 9, 10 and 11 (07/03/2018).

This decision relates to your request to discharge conditions which was valid from 19/03/2018.

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/17/01104.

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

Condition 3:

Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until labelled samples (including manufacturer type and where it is to be used) and a full specification (including finishes) of the materials to be used externally on the building(s) including the flat roof, window and door detail and details of rain water goods 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 detailing is compatible with the buildings 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.

Details submitted:

Specification Document and Appendices

Drwg No: 17094_420 - Identification Plan

Drwg No: 17094_421 - Roof Structure

Drwg No: 17094_520 - Proposed False Chomney Elevation

Drwg No: 17094_620 - Flat Roof Details

Drwg No: 17094_621 - Eaves Details

Drwg No: 17094_622 - Dormer Window Section

Drwg No: 17094_623 - W.01 and W.02 Details
Drwg No: 17094_624 - W.03 and W.04 Details
Drwg No: 17094_625 - W.05 and W.06 Details
Drwg No: 17094_626 - D.01 Details
Drwg No: 17094_627 - S.01 Details
Drwg No: 17094_628 - S.02 Details

Condition 5:

Before any work is undertaken in pursuance of this permission to demolish any part of the building, the applicant shall take all necessary steps during the progress of the works permitted to secure the safety and stability of that part of the building which is to be retained. Such steps and works shall where necessary include in relation to any part of the building to be retained measures to strengthen any wall or vertical surface; to support any floor, roof or horizontal surface; and to provide protection for the building against the weather during the progress of the works. Engineers drawings and supporting method statement(s) setting out the necessary steps shall be submitted to and approved in writing by the Local Planning Authority prior to the demolition works commencing with the relevant work carried out in full accordance with such approval.

Reason: To ensure the parts of the building to be retained are protected from unintended demolition or collapse 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:

Specification
Drwg No: 17094_629 - Structure Safety

Condition 9:

Prior to the commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority to show:-

- a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or
- b) the design and construction of any new fire doors.
- c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.
- d) the means of providing noise isolation between units.

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

Reason - To ensure that such details are appropriate to the character, architectural and historic interest of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

Details submitted:

Specification
Drwg No: 17094_422 - Proposed Fire Detection Plans
Appendix 10 - Flush Detectors
Appendix 11 - Separating Wall
Appendix 12 - Sound Reducing Doors

Condition 10:

Notwithstanding the description of the materials in the application all rainwater goods shall be of cast iron 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 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.

Details submitted:

Specification Document and Appendices

Drwg No: 17094_420 - Identification Plan

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Drwg No: 17094_620 - Flat Roof Details

Drwg No: 17094_621 - Eaves Details

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Drwg No: 17094_623 - W.01 and W.02 Details

Drwg No: 17094_624 - W.03 and W.04 Details

Drwg No: 17094_625 - W.05 and W.06 Details

Drwg No: 17094_626 - D.01 Details

Drwg No: 17094_627 - S.01 Details

Drwg No: 17094_628 - S.02 Details

Condition 11:

Prior to the commencement of the development hereby permitted, a written method statement showing the schedule of repairs shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out and maintained in accordance with the approved details.

Reason - To ensure that such details are appropriate to the character, architectural and historic interest of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

Details submitted:

Specification

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.

Andrew Biltcliffe

Andrew Biltcliffe

Head of Planning

Date: 29 March 2018

