



Havant
BOROUGH COUNCIL

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Our Ref: APP/15/00829
Direct Line: (023)
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23 January 2018

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

Application Number: APP/15/00829

Site Address: 36-38 North Street, Emsworth, PO10 7DG

Description: Demolition of existing building. Construction of two storey detached building to allow restaurant with associated landscaping, refuse area and extraction system (Approved 16.11.15) Request to Discharge Condition No. 3 and 5 of Planning Permission APP/15/00829 (02.09.16). Request to Discharge Condition 8 of Planning Permission APP/15/00829 (06.09.2017). Request to Discharge Conditions 3 (16.01.2018).

This decision relates to your request to discharge conditions which was valid from 16/01/2018.

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/15/00829.

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 shall take place until samples and / or a full specification of the materials to be used externally on the building 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: In the interests of the amenities of the locality 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:

Material schedule and notations supplied with Dwg.No. CFA FULL 01 Rev E - Received by email 29/09/2016.

Vertical detailing for shop front supplied with Dwg.No. CFA FULL 01F - Received by email 09/09/2016

Subject to a previous Discharge of Conditions application for the discharge of conditions 3 and 8 the current application seeks for the fenestration to be finished in an olive green colour instead of the previously agreed white. All other materials remain the same as previously agreed.

Reasons for approval

Please note that it is not possible to formally discharge this condition as Condition 3 required the submission and approval of details prior to above ground construction works, but the current details have been submitted in retrospect after the completion of development. However, the submitted details have been assessed as acceptable and 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. As such the details submitted are hereby approved. No action will be taken in respect of Condition 3 subject to continued compliance with the details as submitted and approved.

- (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: 23 January 2018