



Havant
BOROUGH COUNCIL

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For: Mr Pratt
The Manor Trust

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

Application Number: APP/17/01271

Site Address: The Elms, 2 Lower Road, Havant PO9 3LH

Proposal: Listed Building application for installation of 1No. replacement window and 1No. replacement door to rear and associated internal works.

Further to your application received on 29 November 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 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:

1205B PROPOSED LAYOUT AND INTERNAL ELEVATION
1300 THE ELMS ELEVATIONS
1301 THE ELMS ELEVATIONS SHT.2
1303B EXISTING AND PROPOSED ELEVATIONS
1400 THE ELMS SECTIONS SHT.1
1401 THE ELMS SECTIONS SHT.2
HERITAGE STATEMENT
DESIGN AND ACCESS STATEMENT

Reason: - To ensure provision of a satisfactory development.

- 3 The materials used shall match, in type, colour and texture, those of the existing

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building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No works shall take place until full details of the proposed window and door have been submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 scale plans and sections of the door and window. The works shall be carried out in accordance with the approved details.

Reason: To conserve the character and setting of the Listed Building in accordance with policy CS11 of the Havant Borough Local Plan (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 sought and were provided with pre-application advice.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

18 January 2018