



Havant
BOROUGH COUNCIL

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For: -
Boulevard Property Holdings Ltd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/17/01187

Site Address: 5-7 East Street, Havant, PO9 1AA

Proposal: Variation of Condition 2 of Planning Permission APP/17/00061 to the following wording 'the demolition of the façades (No's 5 and 7 East Street) facing onto East Street shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made. The redevelopment shall commence within one month following the completion of the demolition of the facades, unless otherwise agreed in writing by the Local Planning Authority'.

Further to your application received on 03 November 2017 which was valid from 07 November 2017 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing - 29.06.2017 - Marbia Ground Investigation Option sketch

Reason: - To ensure provision of a satisfactory development.

- 2 The demolition of the façades (No's 5 and 7 East Street) facing onto East Street shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made. The redevelopment shall commence within one month following the completion of the demolition of the facades, unless otherwise agreed in writing by the Local Planning Authority.

Our Ref: APP/17/01187

Reason: To accord with Section 17(3) of the Act and to prevent the creation of a “gap site” which will be prejudicial to the character and amenities of the Conservation Area 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.

- 3 There shall be no scaffolding or supporting structures to be erected on East Street unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and the character and visual amenities of the Conservation Area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (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 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 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 Development Control 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:
 - Your application was acceptable as submitted and no further assistance was required.
- (5) The applicant is advised that the conditions imposed in relation to planning permission APP/17/00061 with the exception of Condition 2 remain extant.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

18 December 2017