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17 April 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 4:

Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until samples and a full specification of the materials to be used externally on the buildings windows and doors have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- a) Floor, section and elevation plan to a scale of 1:20 shown in relation to the window and doors location including opening (depth of reveal) and method of fixing the glazing.
- b) Full size glazing bar section (where appropriate).
- c) Details of finishes and methods of opening and finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason - To ensure that 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:

Condition 6:

Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any such works shall be carried out in accordance with the approved details.

Reason - To protect the character of the listed building and 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.

Details submitted:

Specification Document and Appendices
Drwg No: 17094_424
Drwg No: 17094_425
Drwg No: 17094_432
Drwg No: 17094/SAR/DOC

Condition 7:

Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until samples and a full specification of the materials to be used externally on the buildings roof, rooflight, dormer and staircase details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- a) Roof structure plan at a scale of 1:20 showing principal timbers.
- b) Eaves details at a scale of 1:5 including the methods of ventilating the roof.
- c) Manufacturers details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile.
- d) Details of the new dormer window(s) at a scale of 1:20 elevations and 1:5 sections ;
- e) Typical details of new staircase at scale 1:20 elevations and 1:5 sections.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

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_621
Drwg No: 17094_624
Drwg No: 17094_622A - Dormer Window Section
Drwg No: 17094_627 - S.01 Details
Drwg No: 17094_628 - S.02 Details
Drwg No: 17094_629

Condition 8:

Notwithstanding the detail and description of the works as outlined in the approved plans the internal partition walls shall be inserted in such a way that the original cornice and skirtings are preserved in situ. The new internal joinery, doors, cornices and mouldings shall match the material design and profile of existing adjacent features and where possible existing doors should be re used within the scheme and retained as such hereafter.

Reason - To maintain the architectural interest of the building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

Details submitted:

Specification Document and Appendices

Drwg No: 17094/SAR/DOC

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: 17 April 2018