



Havant
BOROUGH COUNCIL

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To:
M Farrer
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36 Grove Road
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For: Mr Oliver

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

Application Number: APP/17/00929

Site Address: 16 Langstone High Street, Havant, PO9 1RY

Proposal: Listed Building Consent for proposed Garden Room extension with roof terrace above (retaining previous proposals as approved).

Further to your application received on 23 August 2017 Havant Borough Council, as a Local Planning Authority, **Refuses Listed Building Consent** for the above proposal.

The reason for the Council's decision to refuse listed building consent is:

- 1 The proposed extension by reason of its size, flat roof, design, materials and positioning would sit as an incongruous projection on the side elevation which would undermine the setting and character of this listed building. The development proposal is therefore in conflict with section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 132 of the National Planning Policy Framework and policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014.

In coming to its decision the Council considered the plans and other documents submitted with your application, (as amended by plans and documents received on)(and)(as supplemented by additional information and/or plans received on).

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Acts. It does not relate to any other application that may be required under the Town and Country Planning Acts, 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) 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.

Our Ref: APP/17/00929

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

13 November 2017