



Havant
BOROUGH COUNCIL

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The Old Brewery
15E South Street
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For: Mr Harris
Harris and Kane Ltd

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

Application Number: APP/17/01088

Site Address: The White Hart, 1 East Street, Havant, PO9 1AA

Proposal: Conversion of upper floors from single residential unit to form 4no. 1 bedroom flats and 1no. studio flat.

Further to your application received on 04 October 2017, which was valid from 16 October 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 must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning 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:

Design, Access, Sustainability and Heritage Report: MHC/sar/17094 Received 04.10.2017

Location and Block Plan: Drawing No 17094-101

Proposed Ground Floor Plan: Drawing No 17094-401 Rev D

Proposed First, Second and Roof Plan: Drawing No 17094-405A

Proposed West Elevation Plan: Drawing No 17094-501

Proposed South Elevation Plan: Drawing No 17094-502

Proposed North/Rear Elevations and Generic Section Plan: Drawing No 17094-505 Rev A

Our Ref: APP/17/01088

Reason: - To ensure provision of a satisfactory development.

- 3 The cycle store, servicing and other vehicular access arrangements shown on the approved plans Drawing No 17094-401 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall not be occupied unless and until details of a bin store with a fire resistant design have been submitted to, approved in writing by the Local Planning Authority and provided on site. The bin store shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interests of amenity and fire safety and having due regard to policies CS16 and DM10 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 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 were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance was required.

- (5) This permission was subject to a contribution of £780 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.
- (6) The applicant is advised of the Consultation replies of Havant Borough Councils Building Regulations section raising matters which may have the potential to require amendments to the proposals. This could require further applications for Listed Building Consent and Planning Permission. The relevant Consultation replies can be viewed on the Councils website at the following address:
- https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_242048
- (5) The applicant is advised that the development the subject of this permission is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. This development will be liable to pay the Council's CIL upon commencement of development. For further information, see the CIL pages online at www.havant.gov.uk

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

22 February 2018