



Havant
BOROUGH COUNCIL

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For: Mr Bates

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

Application Number: APP/17/00796

Site Address: 36B and 38 South Street, Emsworth, PO10 7EH

Proposal: Listed Building Consent for conversion of two dwellings into one together with single storey rear infill and dormer to rear elevation.

Further to your application received on 21 July 2017, which was valid from 14 September 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:
Site Location Plan- received 21st July 2017
Block Plan- received 21st July 2017
Existing Floor Plans, Elevations & Section Plan (Dwg: 397)- received 21st July 2017
Proposed Floor Plans & Elevations & Section Plan (Dwg: 397)- received 21st July 2017
Design & Access Statement- received 21st July 2017
Heritage Statement- received 21st July 2017
Reason: - To ensure provision of a satisfactory development.

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- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:- 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading). The materials used method of opening and finishes.
The works shall be carried out in full accordance with such approval and be retained thereafter.
Reason: - In order to safeguard the building's special architectural and historic interest having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Allocations Plan and the National Planning Policy Framework.
- 4 No work shall start on site until details to a scale of not less than 1:20 elevation of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.
Reason: - In order to safeguard the special architectural and historic interest of the building having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Allocations Plan and the National Planning Policy Framework.
- 5 No work shall start on site until details of the proposed guttering to be fitted have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.
Reason: - In order to safeguard the special architectural and historic interest of the building having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Allocations Plan 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 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 were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

25 October 2017