



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Critchley
Martin Critchley, Architect
The Old Brewery
15E South Street
Havant PO9 1BU

For: Mr Harris
Harris and Kane Ltd

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

Application Number: APP/17/01104

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

Proposal: Listed Building Consent for conversion of upper floors from single residential unit to form 4No. 1 bedroom flats and 1No. studio flat.

Further to your application received on 11 October 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:

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

Reason: - To ensure provision of a satisfactory development.

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- 3 Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until labelled samples (including manufacturer type and where it is to be used) and a full specification (including finishes) of the materials to be used externally on the building(s) including the flat roof, window and door detail and details of rain water goods have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason - To ensure the detailing is compatible with the buildings 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.

- 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.

- 5 Before any work is undertaken in pursuance of this permission to demolish any part of the building, the applicant shall take all necessary steps during the progress of the works permitted to secure the safety and stability of that part of the building which is to be retained. Such steps and works shall where necessary include in relation to any part of the building to be retained measures to strengthen any wall or vertical surface; to support any floor, roof or horizontal surface; and to provide protection for the building against the weather during the progress of the works. Engineers drawings and supporting method statement(s) setting out the necessary steps shall be submitted to and approved in writing by the Local Planning Authority prior to the demolition works commencing with the relevant work carried out in full accordance with such approval.

Reason: To ensure the parts of the building to be retained are protected from unintended demolition or collapse and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 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.

- 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.

- 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.

- 9 Prior to the commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority to show:-

- a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or
- b) the design and construction of any new fire doors.
- c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.
- d) the means of providing noise isolation between units.

The works shall thereafter be carried out and maintained in accordance with the approved details.

Reason - To ensure that such details are appropriate to the character, architectural

and historic interest of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 10 Notwithstanding the description of the materials in the application all rainwater goods shall be of cast iron and painted black unless details of other suitable materials and/or finishes are submitted to and agreed in writing by the Local Planning Authority.
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.
- 11 Prior to the commencement of the development hereby permitted, a written method statement showing the schedule of repairs shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out and maintained in accordance with the approved details.
Reason - To ensure that such details are appropriate to the character, architectural and historic interest of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 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.

- (5) The applicant is advised that any deviation from the work or materials specified
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should be agreed with the planning authority in the event of unexpected historic fabric being exposed the Conservation team should be informed.

- (6) The applicant is advised that all rainwater goods shall be of cast iron or die cast aluminium and painted black unless details of other suitable materials and/or finishes are submitted to and agreed in writing by the Local Planning Authority.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

22 February 2018