



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 Wiles
Concept Design & Planning
Unit 7
First Floor
Southampton
SO145GZ

For: Mr Reeves

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

Application Number: APP/17/00250

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. flats (3No. 1 bedroom, 1No. 2 bedroom flats) and internal alterations.

Further to your application received on 10 March 2017 (which was valid from 07 April 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 to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.

Reason: To comply with 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 and Access Statement

Location Plan Drawing No. C17/019.01

Proposed Site Plan Drawing No. C17/019.10

Proposed GFL Plan Drawing No. C17/019.11 Rev A

Proposed 1FL Plan Drawing No. C17/019.12

Proposed 2FL Plan Drawing No. C17/019.13

Proposed RFL Plan Drawing No. C17/019.14

Proposed Elevations 1 Drawing No. C17/019.15

Proposed Elevations 2 Drawing No. C17/019.16

Proposed Elevations 3 Drawing No. C17/019.17 Rev B

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Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) 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 appearance of the development is satisfactory 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 the submitted details no windows or doors shall be installed in the development hereby permitted until full details of materials, designs and finishes of the proposed windows have been submitted to, and approved in writing by the Local Planning Authority. Windows details to be at 1:20 scale (minimum) and shown in elevation and section. The windows shall thereafter be provided and maintained in accordance with the approved details.

Reason: To protect the special character of this Listed Building and having due regard policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall not commence unless and until a structural survey of the building to allow assessment of the impact of the new roof structure on the existing building and its structural integrity has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that proposed works to this important listed building preserve the current building having due regard to policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 6 The development hereby permitted shall not commence unless and until the following have been submitted to and approved in writing by the Local Planning Authority:

- A schedule of works and method statement. The method statement shall include architectural details such as but not limited too; windows, doors, skirting, dado rails and fire places to be retained where ever possible and matched when making good. ;
- Statement of protection to the listed building during work to guard against damage to the significance of the property and the adjacent building identified as contributing positively to the St Faith's Conservation Area.

The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that proposed works to this important listed building preserve the current building having due regard to policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, 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

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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 should be agreed with the planning authority in the event of unexpected historic fabric being exposed the Conservation team should be informed.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

24 July 2017