



Havant
BOROUGH COUNCIL

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Mr Farrer
MF Designs Ltd
36 Grove Road
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For: Mrs Burch

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

Application Number: APP/17/00020

Site Address: 5B King Street, Emsworth, PO10 7AX

Proposal: Listed Building Consent application for replacement fenestration and render.

Further to your application received on 04 January 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 Sample area of render to be removed to assess the level of potential damage removal may cause to the brickwork.

Lime render and Lime wash specifications to be submitted prior to commencement and a sample panel of the lime washed render completed for inspection prior to work. Note the lime wash will need to have started the calcification process before inspection.

Returns to all openings shall be properly weathered and formed with true pencil rounded arrises. There shall be no use of metal angle or drip beads to form arrises in any external render.
Reason: To ensure all works are of a standard appropriate to a listed building having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The removal of the existing external render shall be carried out in accordance with the method statement as set out in the submitted Design, Access and Heritage Statement Rev A.

Our Ref: APP/17/00020

Reason: To ensure all works are of a standard appropriate to a listed building and no unnecessary harm is caused to the fabric of the building having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..

- 4 Unless otherwise agreed in writing by the Local Planning Authority the works hereby approved shall be implemented and satisfactorily completed between the months of April and October.

Reason: To accommodate the seasonal nature of working with natural lime having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 3165 P_01 B Existing floor and elevations plan
Drg No. 3165 P_02 A Site location and block plan
Drg No. 3165 P_03 A Existing and proposed window details
Drg No. 3165 P_04 Existing french door details
Drg No. 3165 P_05 A Proposed french door details
Drg No. 3165 P_06 Proposed windows section plan
Drg No. 3165 P_07 Proposed french door section plan
Drg No. 3165 P_08 Proposed floor and elevations plan
Design and access and heritage statement Rev A

Reason: - To ensure provision of a satisfactory development.

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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

- (5) There are ways of significantly improving the thermal properties of sash windows which have not been included in the proposed window design. These include the use of brushes set into the meeting rails. Companies that provide such improvements can be found through the Conservation Directory.

Secondary glazing can now be made to fit within the frame of the windows allowing their full operation.

The applicant is advised to take the opportunity whilst work is being done to check for cracks and erosion in the lead work around the eaves of the roof and blockages in the gutters that may be causing water ingress from the top of the building in order to eliminate these as possible causes of moisture.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

01 March 2017