



**Havant**  
BOROUGH COUNCIL

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Our Ref: APP/15/00363  
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10 March 2016

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**Town and Country Planning (Development Management Procedure) (England) Order 2015  
Discharge of Conditions Application**

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**Application Number:** APP/15/00363

**Site Address:** The Richard Cobden Public House, 74-76 West Street, Havant

**Description:** Conversion of existing Public House to create 5 No flats incorporating removal of existing rear extensions and construction of single and three storey rear extension with associated bin and cycle areas. (approved 14.07.15). Request to Discharge Condition No.s 3 and 5 dated 22.01.16.

This decision relates to your request to discharge conditions which was valid from 02/02/2016.

**Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/15/00363.**

The conditions in respect of which information has been submitted are:

**Condition 3:**

Conversion of the building hereby permitted shall not commence until samples and details of all replacement windows, external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

**Details submitted:**

Samples received with Heather Lealan

Drawings 1044-721 722 723

**Condition 5:**  
No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological monitoring and recording action (watching brief) which has been submitted by the applicant and approved in writing by the Local Planning Authority.

**Reason:** The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011

**Details submitted:**

Method statement for Excavations

### **Reasons for approval**

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (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 6573.
- (2) 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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

*Andrew Biltcliffe*

Andrew Biltcliffe  
Head of Planning  
Date: 10 March 2016