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Our Ref: APP/20/00316
Direct Line: (023) 01730 234223
Ask For: Ms L Wells
Email: planning.development@havant.gov.uk
17 August 2022

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

Application Number: APP/20/00316

Site Address: Imperial Palace, 37 Belmont Grove, Havant, PO9 3PT

Description: Change of use Class A3 (restaurant) to Class A1 (foodstore) with single storey side extensions and alteration to access. Request to discharge conditions 3 and 4 (received 30/05/2022).

This decision relates to your request to discharge conditions which was valid from 30/05/2022.

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/20/00316.

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

Condition 3: Construction Traffic Management Plan

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In the interests of residential amenity and having due regard to Policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Construction Traffic Management Plan prepared by Uplands.
Traffic Routing Plan.
Site Set Up Plan.
Construction Schedule of Works prepared by RAME Architects].
Email of 17/8/22.

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.

Condition 4: Materials

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or 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.

Details submitted:

Materials Schedule prepared by RAME Architects
LBS Brindle Red Heavy Texture Clay brick, Weinerberger Solid Blue Class A Engineering Smooth brick, Smooth Concrete White Render & Haddonstone Q570 String Course and TLT395 TecLite Capping
Natural Stone.
Traditional featherboard wood for the boundary with Euroguard Regular Jacksons fencing for the plant equipment area.

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.

Simon Rowberry

Simon Rowberry
Executive Head of Place (Interim)
Date: 17 August 2022

