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Our Ref: APP/21/00814
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21 April 2022

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

Application Number: APP/21/00814

Site Address: Development site, 5-7 East Street, Havant

Description: Construction of four storey residential building comprising 8 No. two bedroom apartments (revision to planning permission APP/20/00936). (Approved 14/10/2021). Request to discharge conditions 4, 5 and 16 (received 8/11/2021). Request to discharge condition No/s 3, 9, 10 and 11 (received 6/12/2021).

This decision relates to your request to discharge conditions which was valid from 06/01/2022.

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/21/00814.

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

Condition 3:

Notwithstanding what is shown on the drawings or submitted with the application, no above ground construction works shall commence until full details, including samples of the external materials and finishes have been submitted to, and approved in writing by the Local Planning Authority. All work shall be carried out in full accordance with such approval.

Reason: To ensure the materials and finishes are appropriate to this key site with St Faiths conservation area in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drwg No. 20/10/P10 - front door details

Drwg No. 20/100/BRO3A - General Arrangement Plan which confirms the materials and that the front elevation will comprise timber frame windows.

Condition 9:

No above ground construction works (other than works of demolition) shall commence until further details of all proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority. The door and window details to be submitted shall include:

a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,

- b) full size glazing bar section,
- c) the method of opening and external finishes, and
- d) manufacturers' details.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to this key site within the St Faiths 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.

Details submitted:

20/10/P10 Door details 1

20/10/P11 Window details 1

Drwg No. 20/100/BRO3A - General Arrangement Plan which confirms the materials and that the front elevation will comprise timber frame windows.

Sash window details

Condition 16:

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 order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

STATEMENT

MASTER PROGRAMME REV OCT 21

ENVIRONMENTAL MANAGEMENT PLAN

CONSTRUCTION PHASE PLAN

DEMOLITION METHOD STATEMENT

HOSPITAL ROUTE

TRAFFIC MANAGEMENT PLAN

FIRE PLAN

Construction and Environmental Management Plan Revision 3 dated 25/03/22

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.

- (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 Jenkins

Simon Jenkins

Director of Regeneration and Place

Date: 21 April 2022