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Our Ref: APP/20/00251
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Ask For: Mr L Oliver
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02 December 2021

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

Application Number: APP/20/00251

Site Address: North Street Arcade, North Street Arcade, Havant

Description: (AMENDED PROPOSAL) Construction of 29 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear. (Approved 31.03.2021). Request to discharge condition No/s 4, 5, 6 and 8 (27.05.2021). Request to discharge condition No. 14 (24.06.2021).

This decision relates to your request to discharge conditions which was valid from 27/05/2021.

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/20/00251.

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

Condition 4:

No above ground development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Material Schedule
Material Detail Sheet 16-2199-201 P1
Brick Staffordshire Mooth Blue Solid
Brick Chester Red Blend
Brick Sheerwater Silver Yellow Stock
Charnwood data sheet - paving
CUPA 12 - tiles

Windows & Doors –

Slim line double glazed UPVC - Colour to be Anthracite Grey RAL 7016.

Doors –

Composite –Colour Anthracite Grey

Dormers –

GRP with Natural lead finish

Juliet Balconies & Balustrade –

Steel frame & handrail Graphite black RAL 9011

Coping –

Powder coated aluminium Anthracite Grey RAL 7016

Condition 5:

No above ground construction works hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

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:

Planting Specification recieved 13/9/21

Planting Specification covering letter

Landscaping Plan - Garden Angel UK Ltd

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: 02 December 2021