

Mr Russell
CPC Limited
Broadbridge Business Centre
Delling Lane
Chichester
PO18 8NF

Our Ref: APP/20/01115
Direct Line: (023) 023 9244 6461
Ask For: Mrs T Pickup
Email: planning.development@havant.gov.uk
26 January 2022

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

Application Number: APP/20/01115

Site Address: North Street House, 6 North Street, Emsworth, PO10 7DD

Description: Works to convert existing doctors surgery (E) to offices (E) plus erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3) following demolition of existing single storey extension. Associated parking and hard and soft landscaping. Request to discharge conditions 3, 4, and 5 (10/11/2021).

This decision relates to your request to discharge conditions 3,4 & 5, which was valid from 10/11/2021.

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/20/01115.

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

Condition 3:

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 hereby approved retail and flat development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of all the external materials, window and doors and guttering and down pipes . 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:

Schedule of Materials by CPC Ltd on Councils website dated 29 November 2021

Condition 4:

No above ground construction works shall take place until details of the hereby approved shop front design including section at 1:20 of the fascia detail and any cornice and corbel detail; stall riser detail and shop display window and door details including materials and colour have been submitted to and

approved in writing by the Local Planning Authority. Only the design so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the shop front is satisfactory to the setting adjacent a Listed Building and in a Conservation Area, 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:

Proposed Shop Front, Drawing Number 100.01 Rev B

Shop Front Frame Details on Schedule of Materials by CPC Ltd on Council's website dated 29 November 2021

Condition 5:

No above ground construction works shall take place until a more detailed soft and hard landscaping scheme for the frontage of the site, that accords with the hereby approved "Proposed Landscaping Plan" Drawing No 10.03 Rev B, has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include:

- a) provision of samples and or a full specification of all materials to be used in the hard landscaping for the surface materials, new front boundary walls and benches/seating
- b) provision of elevations and cross sections at a suitable scale showing full details of the front boundary treatment and benches/ seating
- c) provision of details of the green wall including dimensions, method of fixing, support detail, planter dimensions and detail of plants including specification of their species, sizes and numbers
- d) a programme for the 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 plant that dies, becomes diseased 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 to the setting adjacent a Listed Building and in a Conservation Area, 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:

Proposed Landscaping Plan, Drawing Number 10.03 Rev F

Green Wall details on Schedule of Materials by CPC Ltd on Council's website dated 29 November 2021

Planting Information for Green Wall as specified in email dated 24/01/2022

Landscape Timing Provision Programme by CPC Ltd

Please notify the LPA if the timing schedule slips, and please note the ongoing maintenance requirement that if any plant dies, becomes diseased or is otherwise removed within the first 5 years, it must be replaced with another of the same species and size in the same position during the first available planting season.

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: 26 January 2022