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Our Ref: APP/20/01116
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24 January 2022

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

Application Number: APP/20/01116

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

Description: Listed Building Consent for internal and external alteration and repair works to allow conversion to offices; including associated demolition of existing single storey extensions and hard and soft landscaping. Request to discharge conditions 3 and 4 (16/11/2021).

This decision relates to your request to discharge conditions 3 and 4 which was valid from 16/11/2021.

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/20/01116.

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

Condition 3:

No development shall commence on site, including any demolition, until a schedule of works detailing a method statement and full extent of the removal of the existing extensions to the side and rear has been submitted to and approved by the Local Planning Authority. The details shall include and specify the exact method of repair, including materials, colour, texture, profile and style to be used to make good all openings, joins and surfaces in the Listed Building, both external and internal. All new works and making good of the retained fabric whether in internal or external shall be finished to match the adjacent work. The development shall thereafter only be carried out in full accordance with the approved details.

Reason: To protect the historic integrity and fabric of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Amended Construction Method Statement by Cordage Design, on Council's website dated 7 January 2022

Condition 4:

No development shall commence on site, including any demolition, until details have been submitted to

and approved in writing by the Local Planning Authority to show:-

- a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or
- b) the design and construction of any new fire doors
- c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.

The development shall thereafter only be carried out in full accordance with the approved details.

Reason – To safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Email dated 24 January 2022 confirming that as a change of use from Doctors' Surgery to commercial offices the premises are no more or less vulnerable to fire, and as such no new fire safety measures are proposed.

Please note that should any future fire safety measures affect the integrity of the Listed Building then separate Listed Building Consent may be required for any such works.

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: 24 January 2022