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BOROUGH COUNCIL

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For: Mr N Ralls
Dearbois Ltd

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
Grant of Listed Building Consent

Application Number: APP/14/01201

Site Address: 25 South Street, Emsworth, PO10 7EG

Proposal: Listed Building Consent for internal and external alterations in conjunction with change of use application APP/14/01165. Amended plans including new chimney and flue terminal to rear and screen wall to proposed roof terrace.

Further to your application received on 18 November 2014, Havant Borough Council, as Local Planning Authority, **Grants Listed Building Consent** for the above proposal.

This consent is subject to compliance with:

- (i) The plans and other documents submitted with regards to your application, and
- (ii) The following conditions:

Conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Prior to the installation of any external lighting to the roof terrace hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting of the roof terrace other than as thereby approved.
Reason: To safeguard the amenities of the locality, the Emsworth Conservation Area having due regard to policies CS16, DM8, CS11 and DM20 of the Havant Borough Local Plan - Core Strategy 2011 and Allocations Plan 2014 and the National Planning Policy Framework 2012.
- 3 Unless otherwise approved in writing by the Local Planning Authority the external materials to be used in the development hereby approved shall be as stated in the current application, including the submitted document: 'Heritage Statement & Schedule of Repair' and the agent's letter of 25th September 2014, (which refers to the colour of external rendering).

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Notwithstanding this information, a sample of bricks and tiles to be used for the construction of the chimney, boundary wall and roof shall be submitted to and approved by the Local Planning Authority prior to the commencement of those particular construction works. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and appropriate to the listed building and conservation area having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The side wall to the roof terrace shall be fully completed in accordance with the approved plans before the terrace is first used. It shall be permanently maintained in good repair thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties, to minimise the risk of noise or nuisance and in the appearance of the listed building and conservation area having due regard to policies CS11.4, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The works to the sitting room fireplace shall be limited to the removal of the surface finishes and clearly modern (brick) infill only. At least 14 days notice of the intention to carry out this work shall be provided to the Local Planning Authority to provide an opportunity to view it in progress. Following this phase of work a repair specification related to accompanying drawings, informed by what has been revealed, shall be prepared and submitted to the Local Planning Authority for approval. All work shall be carried out in full accordance with such approval.

Reason: To ensure the extent of and form of the work is appropriate and informed by what is revealed. In accordance with policies DM8, CS11 and DM20 of the Havant Borough Local Plan - Core Strategy 2011 and Allocations Plan 2014 and the National Planning Policy Framework 2012.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

1456 – 201 Location Plan

1456 – 202 Block Plan

1456 – 101 A Survey Plans and Elevations

1456 – 302 A Historic Uses plan

1456 – 301 D Proposal Plans & Elevations

1456 – 504 o Servery Wall

1456 – 603 o Replacement Window (Typical)

1456 – 605 o Conservation rooflights

1456 – 606 o New Entrance Doors (N & E)

1456 – 607 o New Kitchen External Door

1456 – 608 o Existing Chimney details

1456 – 609 o Glazed Screen Bedroom Partition and Gate Details

1456 – 610 Terrace railings

1456 – 614 o New Southern Wall

1456 – 615 o New north window

1456 – 602 B Barn East Wall

Heritage Statement & Schedule of Repair. Acolaid /14/00212/CMP.

Amended version 41 pages, received by the Local Planning Authority 5th March 2015

(identifiable by this inclusion of gutter and rainwater pipe details at back pages).

Design & Access Statement. 13th February 2015

Amended Version #2. 9 pages.

(revised date is on final page but front page states November 2014)

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

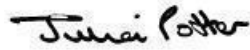
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Planning (Listed Building and Conservation Areas) Act. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw 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 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the submitted plans, and other documents may lead to enforcement action being taken by the Council. If you wish to depart from the approved details in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) Your attention is drawn to the provision of the Equality Act 2010 and Part M of the Building Regulations relating to access for the disabled. If you require further advice regarding the implications of the above legislation, please contact the Council's Equality Officer on 023 9244 6007 and Building Control Officer 023 9244 6571

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- (6) Please note that this decision notice supersedes that which was issued on 31st March 2015 which referred to the incorrect plan numbers. This decision notice now states the correct document and plan numbers in relation to this planning permission APP/14/01201.

A handwritten signature in black ink, appearing to read 'Julia Potter'.

Julia Potter
Executive Head - Economy and Planning

22 April 2015