

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	27
Suffix	
Property name	
Address line 1	East Street
Address line 2	
Address line 3	
Town/city	Havant
Postcode	PO9 1AA

Description of site location must be completed if postcode is not known:

Easting (x)	471937
Northing (y)	106215

Description

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2. Applicant Details

Title	Mr
First name	Abbas
Surname	Visanji
Company name	
Address line 1	27, East Street
Address line 2	
Address line 3	
Town/city	Havant

2. Applicant Details

Country

Postcode

PO9 1AA

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Adam

Surname

Holmes

Company name

Jane Jones-Warner Associates

Address line 1

unit 78

Address line 2

Chichester Enterprise Centre

Address line 3

Terminus Road

Town/city

Chichester

Country

UK

Postcode

PO198TX

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

External and internal alterations to provide an accessible surgery wing and replacement rear entrance lobby. Internal alterations to revise first and second floor flats for new use as cosmetic surgeries with associated new patient and staff rooms.

Has the development or work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☒ Yes ☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

1364.29

Cubic metres

What is the volume of the part to be demolished?

21.10

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

1950

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The section of the building to be demolished is the mid 20th century 'Glazed Lean-to' which forms the existing rear entrance lobby and is located at the junction between the two single storey extensions and the main building. The lean-to is 'modern' timber construction with a poured timber floor. Timber framed glazing and glazed door to the north elevation. Features a shallow pitched corrugated polycarbonate roof above and fixed into the original external wall and adjoining extension roof with lead flashing. The glazed lean-to is of modern construction and is not considered to be of historic value. Proposal seeks to replace the existing with a slightly larger, purpose-built and centrally glazed rear entrance lobby with a rolled lead roof.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The existing glazed lean-to is built using now decaying 'modern' materials that are not suited to the surrounding context of slate and clay tile roofs with lead flashing. The internal layout of the lobby is limiting and the proposed scheme intends replace it as part of aspirations to introduce a new accessible survey space in the adjacent north-west extension.

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes ☐ No

b) works to the exterior of the building?

☒ Yes ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

8. Listed Building Alterations

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The alterations to the existing fabric are shown within the following drawing packages:

- 692_Site Location and Block Plan_110321
- 692_As Existing Drawings
- 692_As Proposed Floor Plans_110921
- 692_As Proposed Sections and Elevations_110921
- 692_Annotated External and Ground Floor Photos_110921
- 692_Annotated First and Second Floor Photos_110321

Additional Documents for reference include but are not limited to:

- 692_Magnolia House_Design Access and Heritage Statement_111621

9. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Red flemish bond brickwork to extensions, matching with main town house building.	All alterations to the external brick walls to use a matching red flemish bond facing brickwork to infills as required.
Roof covering	Main Building & Historic West Extension: Bitumastic flat roof recently replaced with 1.5mm thick classic bond EPDM approved within previous consent APP/20/00053 Lead flashing and stone parapets. North-West Extension: Red plain clay tiles and lead flashing, clay tile hanging on section of gable end. Disused Laboratory: Corrugated metal & timber rafters Glazed Lean-to: Shallow pitch, corrugated clear polycarbonate over timber rafters. North-east Extension: Slate hipped roof with lead valley gutter over section of flat roof at junction with original building.	Main Building & Historic West Extension: To be retained as existing North-West Extension: To be retained as existing and made good following introduction of rolled lead roof to new entrance lobby. New lead valley gutter at junction with new roof. Disused Laboratory: Replacement slate roof with lead flashing to junction with North-west gable-end. Glazed Lean-to: Replaced with a new rolled lead roof with central section of glazing. New lead valley gutters to junctions with the existing. North-east Extension: To be retained as existing with flat section of roof made good alongside the junction with new rear entrance lobby roof.
Chimney	Red brick chimney stack in north-west extension clay tile roof matching Flemish bond brickwork below.	To be retained as existing.
Windows	Timber framed sash cord or casement windows.	Existing retained windows to be subject to conservation repairs and redecorated. New windows in altered openings to match the existing.
External Doors	Timber doors and door frames to most external doors. Timber boarded and red painted external doors in north-west extension. 'Modern' timber composite door within glazed lean-to.	New timber external door leaf and frame with glazing in upper section within replacement rear entrance. Other doors retained unless specified within drawings.

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Ceilings	'Modern' plasterboard false ceiling within existing lobby. Plasterboarded ceiling fixed to timber joists in north-west extension. Plasterboard with decorative coving to first floor. Plasterboarding within second floor.	False ceiling in existing lobby to be retained. Raised ceiling in north-west extension to be plasterboarded including small sections of skellings. Any revealed historic timbers above removed existing plasterboard to be retained and left exposed. Plasterboarding and coving to upper floors to be retained and made good following alterations.
Internal Walls	Timber stud partitions with plasterboarded finish. White-painted brickwork between existing lean-to and staff area. Blockwork wall forming first floor lobby. Masonry or timber stud partitions within first and second floor.	New infill and partitions to be timber stud as specified within the drawings. Finishes and decorations to match the existing. Proposed decontamination room to feature sound insulated timber stud false walls to reduce sound transference through existing retained partitions.
Floors	Poured concrete floors with some areas of flagstone within existing extensions. Timber floor boarding to upper floors.	Floor levels within sections of the ground floor to be raised via new suspended timber floor laid over retained poured concrete and flagstone floors.
Internal Doors	Timber door leafs and frames.	New doors to match the existing timber doors. Select timber doors to be adjusted following the floor and ceiling changes.
Rainwater goods	Black painted cast iron and black upvc half round gutters and round downpipes.	New and renewed rainwater goods to be black painted cast iron to match the existing.
Boundary treatments (e.g. fences, walls)	Red brick boundary walls with timber gate adjacent to disused laboratory.	To be retained as existing.
Vehicle access and hard standing	Flagstone paving and poured concrete paths within garden / courtyard. Tarmac parking area with section of concrete edging and stone paving near bin store.	All hardstanding to be retained as existing. One exception being the new flagstone finished gentle slope to new rear entrance with gravel french drains either sides.

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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Additional Documents for reference include but are not limited to:

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10. Site Area

What is the measurement of the site area? (numeric characters only).

489.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

The ground floor is currently use class E(e) as a dental practice under the name 'Magnolia House'. The first and second floor were originally 2no. flat dwellings, however they have remained disused and vacant for several years.

11. Existing Use

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	5	5	0

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system

15. Assessment of Flood Risk

☒ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

An existing brick wall designating a small bin store is inadequate for the existing retained waste and recycling bins. A new larger bin store structure with a timber canopy is proposed to replace the existing in the same location to partially conceal and organise the existing bin provision. This will not alter the existing method or quantity of waste and recycling collection.

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

19. Residential/Dwelling Units

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	0	0	0	0	0	0
Total	0	0	0	0	0	0

Please select the existing housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Existing' residential units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	2	0	0	0	0	2
Total	2	0	0	0	0	2

Total proposed residential units	0
Total existing residential units	2
Total net gain or loss of residential units	-2

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☒ Yes ☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other E (e) - Provision of medical or health services	204	0	366	162
Total	204	0	366	162

20. All Types of Development: Non-Residential Floorspace

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	12
Part-time	0
Total full-time equivalent	12.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	18
Part-time	0
Total full-time equivalent	18.00

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D1 - Non-residential institutions	Start Time: 08:00 End Time: 18:30	Start Time: 08:00 End Time: 13:00	Start Time: End Time:	

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Site visit with historic building advisor, Peter Fellows, to discuss the initial concepts and receive feedback on the proposed approaches prior to full planning and listed consent.

28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

29. Ownership Certificates and Agricultural Land Declaration

- ☐ The applicant
☒ The agent

Title	Mr
First name	Adam
Surname	Holmes
Declaration date	03/11/2021

☒ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	03/11/2021
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