

gates in front wall and repointing of front wall, PERM,26/11/2019
APP/19/00834 - Listed Building Consent for replacement cottage, Privy style storage building and repointing of front wall, PERM,26/11/2019
APP/20/01080 - Listed Building Consent for replacement cottage, Privy style storage building and repointing of front wall. (Amendments to APP/19/00834), DEL,

3 Proposal

The proposal is for a replacement cottage, privy style storage building, installation of gates in front wall and repointing of front wall, which is an amendments to APP/19/00837. The amendments to the previous permission/consent are set out a letter dated 10 November 2020 from Critchley Architecture and Design Ltd, which covers the lowering of the ground floor level, repositioning and an additional roof window, chimney stack/cupboard amendment, proposed outer porch door, repositioning of the front boundary wall and proposed roof extension to increase the number of bedrooms from 3 to 4.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council
Bin storage location to be clarified.
No public sewers on site.

Officer comment: sufficient room on site to provide bin storage.

Chichester Harbour Conservancy - No Objection

No objection, subject to-

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- any and all roof lights / skylights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)
- the boundary wall to the road should be retained and any timber fence enclosure to the private garden amenity space should be set within the plot behind the retained boundary wall.

Officer reasoned justification

The Conservancy is pleased to see the reconstruction of these historic buildings which were the subject of fire damage.

I note this is a revision to APP/19/00837, that earlier application being granted 26.11.2019, with my colleague Mr Rothery raising no objections to those proposals.

The only real differences I can discern are to the rear (east elevation) to the roof configuration and a lowering of the positioning of rooflights windows at that level and in the catslide roof below.

I also see many of the approved details have been resubmitted for consideration.

Overall, the Conservancy has no objection having regard to Policy CS12 of the local plan, reinstating an important part of the cultural heritage of Langstone, which contributes positively to the AONB, although the number of rooflights in the catslide roof element does seem a little excessive.

Community Infrastructure, Planning Policy & Urban Design

CIL

This application is CIL liable:

The CIL rate is set out in our Charging Schedule:

<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

The amounts in the Charging Schedule are indexed according to the year in which the CIL liable permission is issued.

CIL Form 1 does not provide details of the last time the dwellings were in use and this should be requested from the agent and confirmed to the CIL Team before the amount of CIL due can be calculated correctly. For existing floorspace to be offset against the new floorspace the previous buildings on this site need to be in use for six months of the 3 years preceding the decision date as set out in the CIL Regulations.

Solent Recreation Mitigation Strategy and Nutrient Neutrality

As the development proposed is a replacement dwelling, mitigation is not required.

Conservation Officer - No Objection

Conservation Officer – Peter Fellows

Site - 59 & 61 Langstone Road, Havant

Recommendation – No objection

Site and description of works

59 – 61 Langstone Road were a pair of 18th century symmetrical cottages that are Grade II listed and located at the very top (north) of the Langstone Conservation Area. They front onto Langstone Road and are prominent features.

A devastating fire destroyed the buildings on the 18 December 2018. Due to the intensity of the fire very little of the structures are now left. The proposed works are to dismantle the remains of the cottages and rebuild a detached cottage in a form which is sympathetic to the original building.

The proposed applications seek amendments to the proposals already granted under reference APP/19/00834 and 00837. The amendments are as following:

- Lower ground floor level by 150mm
- Roof windows on single story projection to be set lower on the roof slope
- Additional roof window to single storey projection
- Addition of outer door to approved porch
- Repositioning of boundary wall
- Proposed roof extension

Legislation and Policy background

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: *Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al* (2014); and *North Norfolk District Council vs. DCLG and Mack* (2014).

The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

The National Planning Policy Framework (NPPF) sets out the policies that the Council must take into account when determining planning applications. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4:

'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

'184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any

decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

Local Policies

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant

Assessment of Significance

In terms of the significance of 59 -61 Langstone Road as a designated heritage asset, it is considered that the external appearance makes an important contribution to the historic and architectural character of the townscape, exhibiting the original

appearance of a restrained and simple form of architecture dating from the 18th century. This design of building is not found elsewhere within the conservation area and makes a very important contribution to the area's character and appearance. Thus, the external appearance of the building has significance both in terms of historical value and in terms of aesthetic value.

The interior of the cottage was in a poor state of repair. Nonetheless, the form of the original timber framing and weatherboarding were very much evident. The form and function of space within each room and on each floor, would have also contributed to the significance of the asset. The interior elements which contribute to the building's significance do so in terms of historical value and aesthetic value.

The cottages also had significance in terms of the Langstone Conservation Area. Langstone Conservation Area can be characterised as primarily residential, its original commercial raison d'être having been surpassed. There is a strong linear form, with an intricate relationship between tidal water and buildings. Unquestionably 59-61 Langstone Road had a positive impact on the character of the conservation area. The link between the former railway and the cottages also helps to understand the historic development of the area.

Assessment

The application has been submitted with very thorough and commendable documentation that has outlined the significance and condition of the building. This has included:

- Full analysis of the building's condition and a method statement of the approach to recording
- Survey drawings (sections and elevations) of the surviving structure to show its design, configuration and associated fire damaged areas annotated and cross referenced to a condition survey.
- Proposed drawings (sections and elevations) to show the proposed works. These, clearly distinguish and justify works of replacement and renewal. An acceptable material and window schedule has also been included for clarity and avoids the need for further conditions.
- A well detailed and accurate heritage statement.

The proposed amendments are largely minor in nature and will not cause an adverse impact on the historic significance of the cottage. In particular, the lowering of the ground floor alterations to the roof windows, and the addition of a door to the porch will improve the accommodation and how it is used.

The repositioning of the boundary wall will improve access to the site and will not harm the setting of the cottage. Good quality bricks and a lime mortar are proposed to be used which will ensure the rebuilt wall is of the appropriate quality.

The biggest change to the scheme originally approved is the proposed roof extension to the rear. It is proposed that a section of the hip ridges are joined together with a traditional lead flat roof element. This element will slope down to the rear with tiles to match the rest of the roof and a conservation style rooflight. Visually the extension will only be seen from the rear of the property and even then, it would not be seen as an incongruous addition due to the detailing. I note on the amended plans that it states

GRP flat roofing rather than the lead mentioned in the heritage cover letter. This needs to be addressed (I would recommend the plans are changed to lead).

Overall, the amendments appear to be well conceived and will ensure that the building is rebuilt following its loss from fire. It was very regrettable losing so much of the structure in the fire. However, it is clear the applicant is trying to re-create the cottages as faithfully as possible whilst also ensuring the building is more viable for modern living standards.

To conclude the recreation of the building is both essential and correct. The scheme respects the importance of the heritage asset whilst providing a more viable use for the space. I therefore have no objection to the scheme.

Conditions:

As per previous permission/consent

Officer comment: the conditions have been imposed on the listed building decision.

Councillor D Guest - St Faith's
No comment.

Councillor J Branson - St Faiths
No comment.

Councillor T Pike - St Faith's
No comment.

County Archaeologist - No Objection

There are no archaeological sites currently recorded at this location, although records in the vicinity do indicate that the area has some archaeological potential. However, the development is of modest scale and reusing the footprint of an existing (although damaged) building, which will have compromised any archaeological potential. Accordingly, I would not raise any archaeological issues.

County Minerals
No comment received.

Crime Prevention -Minor Apps
No comment received.

Environmental Health Manager, Community Group - Contamination - No Objection

I have reviewed the revised Scheme alongside the Apple Environmental Contaminated Land Intrusive Investigation (CL/2823/LR) submitted with the supporting documents to the application.

The results of the investigation are as expected and demonstrate exceedance of generic assessment criteria ('GAC') appropriate to the proposed site use, across an entire relevant averaging area (private rear garden area), in respect of Lead (Pb) Contamination. In addition, several PAH substances have been identified in excess of their respective GAC at maximum recorded values. This means that remediation will

be necessary to mitigate the risk of adverse health impacts upon future occupants of the dwelling.

The verification plan for the remedial works is precautionary, proposing an increase in the scope of works in response to individual adverse sample results (i.e. proposing max-recorded values being directly compared with GAC). It should be noted that the Council would accept the need for extension of the preliminary scope of remedial works in response to adverse results being considered having regard to the 95th-percentile concentration over the remediation area (i.e. an estimate of true mean concentration over the applicable averaging area).

The report is accepted in its existing form (no modifications are necessary). I assume that in the event that the application is approved & implemented, that the conditions of APP/19/00837 consent would be superseded by those attached to the APP/20/01079 consent. It is therefore assumed to be necessary to include a suitable condition on any consent that the Development Management Service is minded to grant.

To this end, please find bespoke revised conditions below which seek to formally secure the undertaking of the proposed remedial works, alongside their verification on a 'prior to occupation' basis (i.e. discharge of the condition will be required).

Please note that in the event that this application is approved but the APP/19/00837 consent is implemented in preference; the CL/2823/LR report and the remedial scheme / verification plan described may be taken as sufficient to discharge condition 3 of the .../00837 consent. The requirements of condition 4 should be interpreted in accordance with the condition / informative below under this scenario.

Contamination [1] (Bespoke – Accounting for recommendations of submitted report)
Prior to the occupation of any relevant part of the development hereby approved, a scheme of remediation / risk mitigation works based upon the proposals of section 8 of the Apple Environmental Ltd. Contaminated Land Intrusive Investigation, Ref: CL/2823/LR dated October 2019 shall be undertaken.

Works shall be overseen by competent persons documented in accordance with the verification plan outlined in section 8 of the CL/2823/LR report, and a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Report CL/2823/LR has demonstrated significantly elevated concentrations of Lead (Pb) that require remediation to mitigate risks to future occupants.

Informative [1] (Bespoke – Notes on flexibility in remediation / risk mitigation scheme)
"It is the responsibility of the developer to ensure development, upon completion, is safe & suitable for its consented future use. The developer should be aware that liability for contamination does not necessarily transfer to subsequent owners of land. Conditions [1] has been drafted to account for new information reviewed by the Council following the imposition of similar conditions on consent number APP/19/00837 (Conditions 3 & 4). The recommendations of report CL/2823/LR make allowance for modification of the remedial works described where additional information is collected which would reasonably modify the current site conceptual model. In order to facilitate the Councils approval of the verification report required by Condition [1], it is recommended that any additional investigation reporting is submitted to Havant Borough Council for review and that any modification to the approved remedial scheme is agreed in principle prior to the undertaking of remedial work. Amendments to the remedial scheme may require modification to the approved verification plan"

Environmental Health Manager, Community Group - No Objection

I have no objection in principle to this application, but would ask that the following informatives be added to any positive decision notice, if consent were to be granted.

Informatives:

Regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Regarding Bonfires:

You are hereby advised to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke nuisance.

Regarding Dust Control:

You are hereby requested to ensure that appropriate measures are employed for the control of any dust that might emanate from the development site. The methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.

This is in order to protect the occupants of nearby residential properties from dust nuisance.

Hampshire Highways - No Objection

As per the consultation dated 9th September 2019 for planning application APP/19/00837, the Highway Authority would continue to raise no objection to the above proposals. The development is deemed unlikely to result in any material highway/transportation implications.

Landscape Team, Havant Borough Council - No Objection

From a landscape perspective we have no adverse comments in relation to this application.

Southern Gas Network - No Objection

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal.

Waste Services Manager

No comment received.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 10

Number of site notices: 1

Statutory advertisement: 11/12/2020

Number of representations received: 0

Comment	Officer Comment
None.	

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the Grade II Listed Building, the Langstone Conservation Area and the Chichester Area of Outstanding Natural Beauty (AONB)
- (iii) Impact upon residential amenity
- (iv) Public Utilities
- (v) Parking
- (vi) Land Contamination
- (vii) Drainage
- (viii) Archaeology
- (ix) Community Infrastructure Levy (CIL) and developer contributions

(i) Principle of development

7.2 The application site is located outside of the defined urban area and within a non-urban area. However, the site is located within an area of existing development along Langstone Road and is concerned with a replacement dwelling on the same footprint as the original semi-detached properties. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. Whilst the application is not a householder development, it seeks to replace two dwellings with one, on the existing footprint, which would not be disproportionate in size to the original dwellings. The development would not undermine the separate identities of settlements or result in their coalescence, or adversely impact on Havant's housing figures by the loss of one dwelling. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

(ii) Impact upon the Grade II Listed Building, the Langstone Conservation Area, and the Chichester AONB

- 7.3 The Council's Conservation Consultant has provided comments and is of the opinion that the proposed amendments (as set out above) to the approved scheme under APP/20/00834 are largely minor in nature and will not cause an adverse impact on the historic significance of the cottage, and would provide for a more viable modern living space. The existing property is fire damaged and the proposal would have a positive impact on the Conservation Area and the AONB. A heritage statement, plans and methodologies have been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). Consequently, it is considered that the proposal would have a positive impact on the listed building, the Conservation Area and the AONB, meeting the requirements of Policies C11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact upon residential amenity

- 7.4 The proposal would replace a pair of two storey semi detached properties, with a 2 storey detached dwelling. The height of the revised scheme would increase by approximately 0.7m from the original properties' height, from 7m to 7.7m. At first floor and within the roof space on the north and south elevations, two bedroom windows are proposed. To the rear at first floor and within the roof, seven roof lights are proposed, with a flat roofed area between the hipped element. The closest property to the development would be to the north, with a road in between, with a separation of over 40 m. The separation to the dwelling to the rear is approximately 80m, with a separation of over 100m to the property to the south. Due to the separation between these properties, the proposal would not have a material impact on the residential amenities of the occupiers of these neighbouring properties and would exceed the separation distances set out in the Havant Borough Design Guide Supplementary Planning Document.
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Public Utilities

- 7.6 A gas pipe line runs outside and to the north and south of the site. Southern Gas Network (SGN) has advised that the safety and integrity of the gas pipeline would not be affected by the proposal. Therefore, SGN has raised no objection to the proposal.

(v) Parking

- 7.7 There is an existing access to the south of the site, providing four parking spaces for this three bedroom dwelling, which exceeds the requirements in the Havant Borough Car Parking Supplementary Planning Document and Policy DM13 in the Core Strategy.

(vi) Land Contamination

- 7.8 The Council's Land Contamination Officer (LCO) has commented on the details submitted, and whilst not raising an objection, has advised that in view of the contamination found on the site, that remediation will be necessary to mitigate the risk of adverse health impacts upon future occupants of the dwelling. To this end, the LCO has recommended a bespoke condition (and an informative) which seeks to formally secure the undertaking of the proposed remedial works, alongside their verification on a prior to occupation basis. This condition is recommended and the suggested informative would be included on the decision notice if permission is forthcoming.

(vii) Drainage

- 7.9 The drainage for the proposal would feed into the existing drainage, as shown on drawing number 19008 - 122 0, which would be acceptable.

(viii) Archaeology

- 7.10 The County Archaeologist has been consulted who advised that "...due to the small scale of the proposed development, together with the fact that works are planned to take place within the footprint of the previously existing buildings (where sub-surface deposits will have been severely impacted), means that in my opinion it would be very unlikely for ground works associated with the development to expose any hitherto unrecorded archaeological features. I would therefore not wish to raise any archaeological issues in this instance". In view of this advice, a condition relating to an Archaeological Watching Brief is not considered to be necessary or reasonable for the development proposed.

(ix) Community Infrastructure Levy (CIL) and developer contributions

- 7.11 The Council considers the development is CIL liable at a cost of £21,288.21. A CIL Liability Notice will be issued with the decision notice.
- 7.12 In other respects, the proposal seeks to replace what were formerly two semi-detached properties with a single dwelling. In this regard it would not result in any increase in the number of dwellings within 5.6km of the Solent SPAs, nor any increase in overnight accommodation which might affect water quality in the SPAs. As such the proposal would not result in any likely significant effects on the SPAs by reason of either recreational disturbance or water quality, and no mitigation measures are required.

8 Conclusion

- 8.1 The proposal would result in a replacement dwelling on the site in lieu of two fire-damaged properties. It is considered that the proposal is an appropriate response to the former building on the site. Moreover, the development would have a positive impact on the Langstone Conservation Area and would not be harmful to the AONB or residential amenity. In highways and parking terms the proposal is acceptable, and matters raised by consultees can be appropriately addressed by conditions and/or informatives. Therefore, the proposal is considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01079 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Design, Access & Heritage Report: Phase V dated November 2019
Letter dated 10 November 2020 from Critchley Architecture and Design Ltd
Method Statement Replacement Cottage dated August 2019
Schedule of Materials dated November 2019
Heritage Letter dated 10/11/20
Langstone Road Site Investigation Report dated October 2019
Location Plan - Drawing No. 19008-101 0
Proposed Site Plan - Drawing No. 19008-1130 0
Site Analysis - Drawing No. 19008-102 0
Construction Management Plan - Drawing No. 19008/121 A
Site Plan: Foul Drainage - Drawing No. 19008-122 0
Proposed Ground Floor - Drawing No. 19008 - 430 0
Proposed First Floor Plan - Drawing No. 19008- 431 0
Proposed Second Floor Plan - Drawing No. 19008-432 0
Proposed Elevation - Drawing No. 19008-530 A
Proposed Street Elevation - Drawing No. 19008-531 0
Proposed Longitudinal Section: Draft - Drawing No. 19008-630 0
Proposed Privy Style Store Elevations - Drawing No. 19008-528 A
Proposed Conservation Roof Window - Drawing No. 19008 - 627 0
Proposed Windows W.14 - Drawing No. 19008 - 626 0
Proposed Windows W.12, 15 - Drawing No. 19008 - 625 0
Proposed Windows W.10, 17 - Drawing No. 19008 - 624 0
Proposed Windows W.01, 02, 03, 04, 11, 13 & 16 - Drawing No. 19008 - 623 0
Door D.01 details - Drawing No. 19008 - 622 0
Boarded Entrance Doors - Drawing No. 19008 - 621 0

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the occupation of any relevant part of the development hereby approved, a scheme of remediation / risk mitigation works based upon the proposals of section 8 of the Apple Environmental Ltd. Contaminated Land Intrusive Investigation, Ref: CL/2823/LR dated October 2019 shall be undertaken.

Works shall be overseen by competent persons documented in accordance with the verification plan outlined in section 8 of the CL/2823/LR report, and a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Having due regard to policies DM10 of the Havant Borough

Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Report CL/2823/LR has demonstrated significantly elevated concentrations of Lead (Pb) that require remediation to mitigate risks to future occupants.

- 4 The car parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The foul and surface drainage shall be undertaken in accordance with approved drawing number 19008 - 122 0, unless agreed otherwise in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use prior to the completion of all the drainage provision in full accordance with approved drawing number 19008 - 122 0.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Prior to occupation of the development permitted a soft landscaping scheme for the hardsurfaced area to the south of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the proposed finished ground levels in relation to the existing levels, 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, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.