



Havant
BOROUGH COUNCIL

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Our Ref: APP/15/00829
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29 September 2016

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

Application Number: APP/15/00829

Site Address: 36-38 North Street, Emsworth, PO10 7DG

Description: Demolition of existing building. Construction of two storey detached building to allow restaurant with associated landscaping, refuse area and extraction system (Approved 16.11.15) Request to Discharge Condition No. 3 and 5 of Planning Permission APP/15/00829 (02.09.16). Request to Discharge Condition 8 of Planning Permission APP/15/00829.

This decision relates to your request to discharge conditions which was valid from 02/09/2016.

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/15/00829.

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 building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In the interests of the amenities of the locality 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:

Material schedule and notations supplied with Dwg.No. CFA FULL 01 Rev E - Received by email 29/09/2016.

Vertical detailing for shop front supplied with Dwg.No. CFA FULL 01F - Received my email 09/09/2016

Condition 5:

Notwithstanding the approved plans, the development hereby permitted shall not be commenced until the following details have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-

a) 1:20 elevation and plan; 1:5 section and full size glazing bar detail of the proposed windows. The details to include the position of the window within the opening (depth of reveal), method of fixing the glazing (putty or beading) and finish.

b) 1:20 elevation, 1:5 sections of the proposed shopfront (including fascia) together with finishes. All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure appropriate detailing for this key component of the design which has a strong presence in the local townscape and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Dwg.No. CFA FULL 01 Rev E - Received by email 29/09/2016.

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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 29 September 2016