

2 Planning History

APP/13/00149 - Crown reduce 1No. Oak (T2) by 2.5m overall, remove dead crossing and epicormic growth subject to TPO 1115., PERM,26/03/2013

APP/13/00379 - Reduce 1No. Fig by 2.5m overall, reduce two lowest limbs in north sector back to retaining wall and remove any branches rubbing on the wall. Remove dead epicormic or crossing branches. Tree within Conservation Area of Langstone., RNO,04/06/2013

APP/18/00062 - Fell 1No. Magnolia; fell 1No. Fig; fell 1No. Macrocarpa, all trees within Conservation Area of Langstone., RNO,26/02/2018

APP/19/00074 - Demolition of garden store, corrugated sheet roof store area and attached garage. Demolition of single storey rear extension and erection of two storey rear extension.

Single storey extension with slate roof over and flat roofed link following partial demolition of single storey kitchen.

Part demolition of two storey flat roofed bathroom, erection of two storey tiled cat slide roof extension and alterations to fenestration. Extend stone garden east facing wall.

Erection of Flood Gates. Alterations and replacement of doors and windows.

(Approved 23.8.19). Request to Discharge Condition 3 (29.11.19)., PERM,23/08/2019

APP/19/00075 - Listed Building application for: Demolition of garden store, corrugated sheet roof store area and attached garage. Demolition of single storey rear extension and erection of two storey rear extension. Single storey extension with slate roof over and flat roofed link following partial demolition of single storey kitchen. Part demolition of two storey flat roofed bathroom, erection of two storey tiled cat slide roof extension and alterations to fenestration. Extend stone garden east facing wall. Erection of Flood Gates. Alterations and replacement of doors and windows. Internal alterations.(23.08.19). Request to Discharge Condition 4 (14.11.19). Request to Discharge Condition 3 (29.11.19)., PERM,23/08/2019

APP/21/00158 - Listed Building Consent for demolition of existing detached garage and single storey entrance/cloakroom to annexe. Erection of detached garage/garden store, one and a half storey extension and replacement windows and doors to annexe. Replacement vehicle entrance gates and timber fence to part of southern boundary - WITHDRAWN as not needed

Relevant Planning History of Annex building:

16795/1 - Erection of one house on land adjoining the Green Cottage, off Langstone Road.

Permitted 22 March 1965 - *no occupancy condition*

16795/7 - Single storey cloakroom and porch at The Annexe, Green Cottage

Permitted 30 December 1982

3 Proposal

- 3.1 Demolition of existing detached garage and single storey entrance/cloakroom to annexe. Erection of detached garage/garden store, one and a half storey extension and replacement windows and doors to annexe. Replacement vehicle entrance gates and timber fence to part of southern boundary.
- 3.2 The proposed extension to the Annexe would be to the western elevation facing into the main site and would measure 3.2m x 5.6m with eaves height of 4.2m and ridge of 6.7m. This would be constructed of facing brick and tiles to match the annexe.

- 3.3 During the course of determining the application amended plans have been submitted reducing the size of the detached garage and store to 6.3m x 8.3m with eaves height of 2.5m and ridge of 4.5m. This would be constructed of timber cladding with slate roof to match the extension currently under construction under APP/19/00074. The proposed gates at the entrance would be set back from the highway by about 16m and be painted aluminium gates in Vert de Terre green colour, 4m wide, 1.8m high and mounted/hung from, 2m high facing brick piers. The additional timber fence would be mounted on posts to sit above the existing boundary wall where it is only 1.2m high to give a total height of 1.8m.

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))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E22	(Amenity and pollution)
E5	(Chichester Harbour Area of Outstanding Natural Beauty)
E1*	(High quality design)
E13	(Historic environment and heritage asset)
IN3	(Transport and parking in new development)
E18	(Trees, hedgerows and woodland)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade 2
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Arboricultural Officer

The construction of the garage raises no objection from Arb.

However, should the current driveway surface be upgraded then we would require a full AMS to support this.

The trees require protection prior to the garage project beginning and this will require fencing and potentially temporary ground protection in the RPA of the trees.

In addition to this the applicant / owner should be instructed to move the stored materials from the base of the trees and outside of the RPA to avoid any damage to the trees.

Chichester Harbour Conservancy

No objection - subject to no trade or business being instituted from the new garage/store and that samples of the external materials to be used to be approved/implemented in accordance with the approved materials.

The proposed new garage and extension to the annexe would have very little impact to the AONB landscape.

Whilst the garage/store would be much larger than the existing garage, it would still appear subordinate to the two storey mass of the annexe.

Coastal Engineering

No objection

Conservation Team

Site

23 Langstone High Street (Green Cottage) is a Grade II listed residential cottage which is located within the Langstone Conservation Area. The original part of the building is thought to have dated from the late 16th century and as the heritage statement quite rightly suggests the building is considered of high heritage significance.

Nonetheless the building has seen a number of unsympathetic additions (including prominent flat roof additions and aluminium windows) which detract from this significance.

In 2019, the following works were approved:

Demolition of garden store, corrugated sheet roof store area and attached garage.

Demolition of single storey rear extension and erection of two storey rear extension.

Single storey extension with slate roof over and flat roofed link following partial demolition of single storey kitchen. Part demolition of two storey flat roofed bathroom, erection of two storey tiled cat slide roof extension and alterations to fenestration.

Extend stone garden east facing wall.

These permissions have been implemented and are close to completion.

Proposals

Demolition of existing detached garage and single storey entrance/cloakroom to annexe. Erection of detached garage/garden store, one and a half storey extension and replacement windows and doors to annexe. Replacement vehicle entrance gates and timber fence to part of southern boundary.

Legislative and Policy Background

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 recently published 'Good Practice Advice Notes 1, 2, 3' supercede the PPS 5 Practice Guide which has now been withdrawn by Government. 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.

Assessment

Demolition of existing detached garage and single storey entrance/cloakroom to annexe. Erection of detached garage/garden store, one and a half storey extension and replacement windows and doors to annexe. Replacement vehicle entrance gates and timber fence to part of southern boundary.

The proposed works in these applications relate to the annexe and garage. The annexe appears to be of a 1960's style design. Whilst it is an annexe forming part of the same site, it is clearly differentiated from the main listed building both physically and in character. The annexe has its own private garden area to the south and front boundary facing into the harbour. Also from within the site, the main listed building has a separate garden area which is enclosed by its own boundary wall and landscaping. The annexe is not physically attached to the modern, wooden clad extension to the listed building.

Compared to the main listed building, the annexe holds significantly less aesthetic value from a heritage perspective. As such, there is no objection to the removal of the flat roof garage or porch to the main annexe building. The proposed extension to the outbuilding is subservient in scale and sedate in design, seeking to not detract from the main listed building. It proposes matching materials to the existing annexe which is supported. The demolition of the garage will remove an unsympathetic addition from the overall site.

With regards to the new detached garage, this will be larger than the existing flat roof structure and will be angled so as to face into the site but set back as far as possible from the main listed building. It is of a modest height with no internal usage of the roof space proposed.

It is proposed to be constructed of base brickwork with timber cladding above and a slate tile roof. The garage doors will be of timber. This will match / tie in with the single storey extension to the main building, approved in the previous application. It will be set off the boundary wall to the south which comprises the rear boundary wall of properties in Coastguard Cottages. This wall is an important feature in the Conservation Area so this separation is important so as not jeopardise its stability. The design is of a traditional form that is still subservient to the annexe structure at its side.

The use of slate which is a traditional material is also not unusual in the context of the conservation area.

With regards to the new vehicular entrance gates and replacement timber fence, there is no objection to these.

Overall, the proposed works are not considered to result in harm to the significance of the designated heritage asset and meets the tests set out Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF and relevant Local Plan policies.

Subject to the following conditions the proposals appear to be appropriate.

Conditions:

1) Material samples to be submitted

2) Window and door details (of new and replacements) 1:20 & 1:50 to be submitted and agreed

3) Guttering and downpipe details on new extension and garage building to be submitted and agreed

Environment Agency

No response received

Environmental Health Manager

No response 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: 23

Number of site notices: Not applicable.

Statutory advertisement: 05/03/2021

Number of representations received: 2 letters of representation have been received:

Comment	Officer Comment
Coastguard Cottages are an enclosed heritage environment dating from 1865. The proposed garage and annexe extension will dominate the north east skyline from the cottages by its height above the boundary wall, and detract from the heritage environment. It will dominate the Coastguards cookhouse (adjacent building outbuilding).	Noted see section 7 below

The owners are concerned the groundworks of the garage and traffic on the drive will undermine the structural integrity of the boundary wall, which is owned by the freeholders of Coastguard Cottages. Drawing 8B Site plan Gate and Fence is incorrect in that there are outhouses abutting the boundary wall in each garden, not just the few illustrated. The owners would be grateful for a visit from the planning authority, to view the impact of the proposed garage and annexe extension, from Coastguard Cottages.	garage to wall separation some 1.2m - see section 7 below Noted but does not affect assessment of proposal Undertaken
The footprint of the proposed garage is significantly larger than the existing annex and will dominate existing buildings and surrounding properties. There is inadequate turning space for cars to manoeuvre when entering and reversing out of the proposed garage which could lead to additional traffic noise & pollution for neighbouring properties. We are concerned the boundary wall will be undermined by the construction work. This structure runs the whole length of the boundary of Coastguard Cottages and formed part of the original development in 1860's. These walls are visually significant to the conservation area aesthetic. We are concerned the proposed structure could potentially be converted into additional dwellings or holiday lets in the future.	Noted - see section 7 Plan provided demonstrating adequate on site turning space - see section 7 garage to wall separation some 1.2m - see section 7 below Noted - see section 7

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 and use of Annexe
- (ii) Impact upon Conservation Area, Listed buildings and Buildings of Local Interest and AONB
- (iii) Effect on neighbouring properties
- (iv) Access and parking
- (v) Impact on trees

(i) Principle of development and use of Annexe

- 7.2 The application site is situated within the built up area of Langstone where further development is considered acceptable subject to the usual development control criteria. Since the site lies within a Conservation Area and within the curtilage of a Listed Building, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.
- 7.3 The Annexe has no current planning condition limiting its occupancy and is therefore, in effect, a separate dwelling capable of independent occupation. The current intention is to retain it as part of the single family dwelling site i.e. it is currently being used for genuine ancillary purposes, for extended family visits. Nevertheless the proposed development has to be considered on the basis that it could be occupied separately and therefore consideration must be given to the impact of the development on this 'dwelling'. For this reason the garage has been reduced in size to give greater separation to the extended front of the Annexe - the increased space about the front of the Annexe improves the approach and outlook for future occupiers of the Annexe and avoids the previously cramped and enclosing effect of the garage on the Annexe. Retaining a satisfactory relationship between the structures on the site is considered essential to maintain it as a separate dwelling and avoid the need to limit the occupancy of the Annexe.

(ii) Impact upon Conservation Area, Listed buildings and Buildings of Local Interest and AONB

- 7.4 The proposed works are all to the west side of Green Cottage and the Annexe, within the more private curtilage of the property, effectively buffered from public foreshore views by the main facades of the host buildings. Therefore the proposed development would have little impact on the wider landscape views of the AONB.
- 7.5 In terms of impact on the Listed Building the proposed extension to the more modern 1960's Annexe building on the site would be both subservient and sympathetic to the design of the Annexe, which in turn would remain simple and not compete with the older style exterior of Green Cottage. Despite being within the same curtilage, the design of the Annexe is visually distinct and separate and the modest extension would not detract from the setting of the Listed Building. The proposed garage outbuilding would match in design and materials the extension already permitted and near complete to the Listed Building, and hence would provide a degree of cohesion across the site. Although quite a large structure in footprint terms, nevertheless the siting of the proposed garage retains a considerable separation from the frontage of Green Cottage, sufficient to respect and not affect the lawned garden setting to the Listed Building.
- 7.6 In terms of the impact on the character of the Conservation Area and the Buildings of Local Interest, the Coastguard Cottages, the boundary wall to Coastguard Cottages would be unaffected - the proposed garage is set some 1.2m away from the wall, providing adequate separation to protect this important wall structurally.

The eaves line of the proposed garage would sit just below the top of the boundary wall and with a fully hipped roof to 4.5m in height, combined with the gap, would mean only glimpses of the roof would be possible from within the ground floor or gardens of Coastguard Cottages. The former Parade Ground outside the Watch Tower is part of the historic environment with more public views from this direction affecting the Conservation Area. Currently the flat roof of the old garage sits hard up to and forward of the wash-house building, visible above the boundary wall. Its removal will enhance that view and the amended garage would sit in line with the wash-house rather than forward of it. Whilst the roof would be higher, being fully hipped in slate, this profile backdrop is not considered to detrimentally affect this view or setting of the Conservation Area and overall would preserve the character of the Conservation Area.

- 7.7 Whilst the footprint of the proposed garage is large, the site is large and can accommodate such a structure. Due to its low key single storey nature it would not detract or dominate any view of the site. It is noted that neither the Conservation Officer or Chichester Harbour Conservancy objected to the proposal. Accordingly the proposal is considered to preserve the character of the Conservation Area and setting of the Listed Building and be compliant with policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014.

(iii) Effect on neighbouring properties

- 7.8 The scale of the site is such that there would be no direct impact on any neighbours. No first floor windows are proposed in the south elevation of the Annexe extension that would otherwise potentially look across the garden area of the Watch Tower and 8 Coastguard Cottages. To protect neighbours privacy it is recommended that a condition be imposed to remove permitted development rights to insert any such windows in the future.
- 7.9 As noted above only the hipped roof of the garage would be visible above the shared boundary wall from Coastguard Cottages. It would not therefore be overbearing and due to orientation would not result in any overshadowing. It is accepted that more aerial views of the garage would be possible from first and second floor levels. This change to view is inevitable in built up areas but would not actually harm the amenity of occupiers of Coastguard Cottages.
- 7.10 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 immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.11 The proposed additional fence above the drive wall would be sited adjacent the side of number 77 and not affect any primary windows or outlook. Since 2m high side boundaries are common place, the raising to 1.8m is considered acceptable and the design solution retains the integrity of the original wall.

(iv) Access and parking

- 7.12 The re-siting of the gates further into the site would improve highway safety by enabling more or longer vehicles to be clear of the A3023 whilst waiting for the gates to be opened. The access drive is long, some 80m before it widens out, but includes passing places to avoid the need for any vehicle to have to reverse out. The proposed garage doors would be within the west elevation and at a point where the drive widens out. A plan has been provided showing the turning path of a car leaving the garage, adequately demonstrating that there is room to turn and leave the site in a forward gear.
- 7.13 Two parking spaces would be provided within the proposed garage and the site has ample space for several other vehicles to serve both the Green Cottage and the Annexe. Overall the access, parking and highway safety impacts of the development are considered acceptable and compliant with policy DM13.

(v) Impact on trees

- 7.14 The two TPO trees are located within the drive and are sufficiently distanced from the proposed development to be unaffected. The agent has been informed of the Arboricultural Officers comments and indicated that all temporarily stored materials will be removed outside of their RPA as requested and that there are no proposals to change/upgrade the current driveway surface. A condition can be added requiring the protective fencing during the construction of the garage.

8 Conclusion

- 8.1 Overall the scale, siting and design of the amended proposal is considered to work on site ie vehicular turning can be provided and the relationship with the Annexe considered acceptable for future potentially independent occupiers. The design of the extension to the Annexe and the garage/store would be appropriate to the context of the site and would preserve the setting of the Listed Building and character of the Conservation Area. It would have would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval. Materials have already been agreed under APP/19/00074 and as such provided the garage matches these, and the Annexe extension the host building, there is no need to require a pre-commencement materials condition.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00157 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 Statement by Mark Bone PH Design
Heritage Statement by T.R Hayes - January 2021
Flood Risk Assessment by Mark Bone PH Design
Location Plan & Roof Plan, Drawing No 5A
Site Plan, Gate and Fence, Drawing No 8C
Elevations 1 (south & east), Drawing No 6A
Elevations 2 (west), Drawing No 7A
Proposed Ground Floor Plan, Drawing No 2A
Proposed First Floor Plan, Drawing No 4A

Reason: To ensure provision of a satisfactory development.

- 3 The external materials, including guttering and down pipes, used for the hereby approved garage/store shall match in type, colour and texture, those used for the single storey side extension approved under APP/19/00074, unless otherwise first agreed in writing by the Local Planning Authority.
The external materials, including guttering and down pipes, used for the hereby approved extension to The Annexe, shall match in type, colour and texture, those used on the host building The Annexe, so far as practicable, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard features of special architectural and historical interest, preserve the character and appearance of the building and the appearance of the development having due regard to policies CS11, CS12, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the first floor south elevation of The Annexe without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development on the hereby approved garage/store shall commence on the site until the Beech and Oak trees on the southern boundary of the drive, subject of TPOs, have been protected by fencing sited along their Root Protection Zones. Such fencing shall conform to the following specification in accordance with BS5837 2005:

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the garage/store, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No new or replacement windows or doors shall be installed into The Annexe until detailed drawings at scale 1:20 and 1:50 showing plans, elevations and sections have been first submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the building to ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS12, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.