



Havant
BOROUGH COUNCIL

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Mr Goodall
Advoco Planning Limited
14 Oak Hill
Alresford
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For: Mr Edwards
Mildren Homes Limited

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

Application Number: APP/15/01104

Site Address: Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposal: LBC for the Conversion of Eastleigh House from a single dwellinghouse to B1 offices and two dwellinghouse along with the erection of a two storey extension to provide a further single dwellinghouse including landscaping, parking and turning areas.

Further to your application received on 01 October 2015, which was valid from 28 October 2015, Havant Borough Council, as Local Planning Authority, **Grants Listed Building Consent** for the above proposal.

This consent is subject to compliance with:

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

Conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not commence until details have been submitted to and approved in writing by the Local Planning Authority of measures to be taken to protect the retained section of boundary wall framing the courtyard. Development shall thereafter be carried out in accordance with the approved details.
Reason - To protect the architectural interest and setting of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.
- 3 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved material specification.

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Reason - To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-
- a) Plans to clearly identify the window and door in question and its location within the property. Where a large number of windows and doors are involved the windows should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.
 - b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
 - c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason - In order to safeguard the building's special architectural and historic interest and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.

- 5 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any such features shall thereafter be provided in accordance with the approved details.

Reason: To protect the character of the listed building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.

- 6 Notwithstanding what is shown on the approved drawings, no alterations to the existing chimney stacks, fireplaces or window shutters shall be undertaken without the express written approval of the local planning authority. Any alterations subsequently agreed shall be carried out in accordance with the approved details.

Reason: To safeguard the building's special architectural/historic interest and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.

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

14-1096-006E - Proposed floor plans for Eastleigh House
14-1096-008B - Proposed elevations for Eastleigh House
14-1096-010 - Proposed floor plans - Plots 4-6
14-1096-011 - Proposed elevation plans - Plots 4-6
14-1096-012A - Proposed floor plans - Plots 7-10
14-1096-013A - Proposed elevation plans - Plots 7-10
14-1096-014 - Proposed floor plans - Plots 11-13
14-1096-020B - Site Layout Plan
14-1096-021A - Refuse vehicle and fire appliance tracking
14-1096-022A - Refuse, massing and active frontage
14-1096-026 - Site sections
Barrell Tree Constraints Plan - 13050-BT3
Landscape proposals - MPN EHH

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

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

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

04 March 2016