



Havant
BOROUGH COUNCIL

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Mr Critchley
Martin Critchley, Architect
The Old Brewery
15E South Street
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For: Mr Ralls
Oyster Pearl Ltd.

**The Town and Country Planning (Development Management Procedure) (England) Order
2015**
Grant of Planning Permission

Application Number: APP/15/00928

Site Address: 23 South Street, Emsworth, PO10 7EG

Proposal: Alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C1 to C3), approved under APP/14/01165.

Further to your application received on 28 August 2015, which was valid from 03 September 2015 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

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

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Conversion of the building and construction of the extensions hereby permitted shall not commence until samples and details of all external facing and roofing materials including materials for the proposed atrium shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to the installation of any external lighting to the front elevation, details shall be submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting of the front elevation other than as thereby approved.
Reason: To safeguard the amenities of the locality, the Emsworth Conservation Area having due regard to policies CS11, CS16 and DM10 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 2012.

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- 4 Conversion of the building and constructions of the extensions hereby permitted shall not commence until 1:20 or 1:50 scale drawings and details of all new windows and doors including sections shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved window and door details shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Conversion of the building and construction of the extensions hereby permitted shall not commence until drawings and details to a scale of not less than 1:20 of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.
Reason: In order to safeguard the special architectural and historic interest of the area and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The provision of the bin store and cycle storage shed within the external yard area as shown on the proposed plan (DN: 1530-304c) shall be provided prior to the hotel hereby approved being brought into use and retained for those purposes thereafter.
Reason: in the interests of the amenity of the site and having due regard to Policy CS16 DM10 and DM14 of the Havant Borough Local Plan (2011), and the National Planning Policy Framework 2012.
- 7 The maximum ridge height of the extended building shall be as shown on section drawing number 1530-601A and shall not increase the existing ridge height of the building by more than 0.39 metre.
Reason: To accord with the submitted details and to ensure that the altered building has an acceptable scale in the street scene in the interests of the character and appearance of the Conservation Area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement 2012.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed ground, first and second floor plans - DN: 1530-304 C
Existing and proposed roof plans - DN: 1530-305 B
Proposed East and North elevations - DN: 1530-406 B
Proposed West and South elevations - DN: 1530-407 B
Location and block plans - DN: 1530-203 C
Existing and proposed sections - DN: 1530-601 A
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 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 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/pcs.

- (3) 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 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.
- (5) Informative 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.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

04 November 2015