Havant BOROUGH COUNCIL

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Mr Ralph
Martin Ralph Chartered Surveyors
11 Dragoon House, Hussar Court
Brambles Business Park
Waterlooville
PO7 7SF

For: Mr J Hadley

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/11/01808
Site Address: Park Lodge, 7 Park Road North, Havant, PO9 1HE
Proposal: Change of use from B1 (Office) to A3 (Cafe/Tea Room).

Further to your application received on 24 November 2011, which was valid from 12 December 2011, 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 No development hereby permitted shall commence until the scheme for filtration and extraction of fumes generated by cooking processes at the premises, as outlined in the details dated 13 March 2012, has been implemented in full accordance with all detailed components of that scheme. At all times thereafter, all elements of that scheme shall be maintained in a wholly efficient and effective working order.
The range of food to be cooked at the premises shall be in accordance with the details contained in the submitted letter dated 8 March 2012, and no variation to that range shall be made without the prior written approval of the Local Planning Authority.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and the National Planning Policy Framework 2012.

3 The use hereby permitted shall not open to the public before 0700 hours or remain so open after 1900 hours on any day.
Reason: To protect the amenities of the area and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

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

Proposed plans and elevations plans 11/262/JR/02 Revision C1
Filtration and extraction system information dated 13 March 2012
Menu information dated 8 March 2012

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011
TC1 (Hierarchy of Centres)

Havant Borough Core Strategy 2011
CS16 High Quality Design
CS4
DM10 Pollution

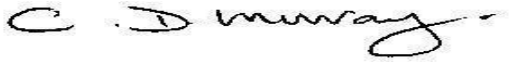
The National Planning Policy Framework March 2012

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the character and appearance of the area. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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) 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 Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

02 April 2012