



Havant
BOROUGH COUNCIL

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Mr S Lambert
PWP Architects Ltd
61 South Street
Havant
PO9 1BZ

For: Mr G Perrin
Grastar Restaurants

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

Application Number: APP/15/01088

Site Address: 1 - 3 North Street Arcade, Havant, PO9 1PX

Proposal: Variation of condition 4 with respect to hours of opening; removal of condition 5 with respect to provision of screening for roof plant and variation of condition 6 to amend approved plans to provide for relocation of plant to lower roof – all of planning permission APP/14/01036 (which provided for Change of use of existing Class A1 and A2 units to a class A3 restaurant; extensions to existing units 2 and 3 and use of area under part of canopy above for outside seating; rear extensions to unit 3 with extraction and ventilation equipment above and on first floor roof; alterations to shopfronts and entrance doors) together with discharge of conditions 2 and 3 of same permission with respect to acoustic performance and fume mitigation.

Further to your application received on 25 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 premises shall only be open to the public between the hours of 0600 and 0000 Sunday to Wednesday and 0600 to 0030 Thursday to Saturday except on Christmas Eve and New Year's Eve when the premises may be open until 0100 hours. However, there shall be no outside service beyond 2300 on any day and between the hours of 0600 and 0800 on any day no hot food shall be served other than that which is prepared in a microwave.
Reason: To protect the amenities of nearby residential properties and having due regard to policies DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 Screening shall be provided to the proposed roof plant and equipment in accordance with the details approved in writing by the Local Planning Authority. The approved screening shall thereafter be retained and maintained.
Reason: In the interests of the character and appearance of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy framework 2012.
- 3 The external plant and equipment hereby approved shall be installed to meet the criteria of British Standard BS 4142-2014 in that any noise emanating from such plant/equipment is sufficiently mitigated to achieve No Observable Adverse Effect Level (NOAEL) or better, at the nearest sensitive (residential) receptors.
Reason: To safeguard the amenities of occupiers of neighbouring residential properties and having due regard to policies CS11.4, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement approved pursuant to APP/14/01036
Supporting Statement for developing the existing Under-croft approved pursuant to APP/14/01036
PWP Ventilation and Extraction Statement approved pursuant to APP/14/01036
Block Plan KAD 19 A SK2 approved pursuant to APP/14/01036
Floor Plans General Arrangement 5193 1200L
Floor Plans General Arrangement 5193 1201J
Floor Finishes 5193 1202 A
Roof Plan 5193 1206B
Elevations Sheet 1 5193 1300D
Elevations Sheet 2 5193 1301D
Elevations Sheet 3 5193 1302H
BF Engineering Services Ltd Kitchen Extract System Rev B
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 Development Control Service at the Plaza or by telephoning 023 9244 6015.

(1) 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

21 September 2016