



Havant
BOROUGH COUNCIL

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For: Town Brewery Emsworth Ltd

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

Application Number: APP/16/00093

Site Address: The Town Brewery, 2 West Street, Emsworth, PO10 7DY

Proposal: External alterations in connection with proposed change of ground floor A4 use to flexible A1/ A2/A3 /A4/A5 use including rear extension. Conversion of first and second floors to form 2 x two bed apartments and rear extension to form 1 x two bed apartment with associated parking and external works.

Further to your application received on 26 January 2016, which was valid from 08 February 2016, 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 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 Compulsary Purchase Act 2004.
- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and or a full specification of the materials to be used on the main building and new boundary treatments and on the extensions hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 3 The car parking, cycle parking and bin storage and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No new or replacement extract or plant equipment shall be installed without the prior written approval of the Local Planning Authority. Any such extract or plant equipment shall be subsequently installed and maintained in accordance with the approved details.
Reason: In the interests of the amenity of the locality and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The premises shall only be open for trade or business between the hours of 0800 until 2300 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 There shall be no deliveries of takeaway food from the premises unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenity of the locality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement
Heritage Statement
Planning Statement
Proposed floor plans - DN: 15-2129/100 Rev P3
Proposed elevations, section and roof plans - DN: 15-2129/101 Rev P3
Proposed west elevation and west internal elevation - DN: 15-2129/106 Rev P2
Block plan and location plan - DN: 15-2129/100 Rev P2
Reason: - To ensure provision of a satisfactory development.
- 8 In the event that suspected contamination (soil, groundwater or buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- i) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,
- ii) An appropriate assessment of the risks to all receptors that may be affected, based upon i), and;
- iii) Where potentially unacceptable risks are identified by ii), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability

All assessments, works, monitoring & other actions required by i)-iii) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A) A statement confirming that no suspected contamination was identified during development, OR;
- B) Documentation in accordance with i-iii) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: In the interests of the amenity of the locality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No above ground construction works shall take place until details of (including the manufacturer and specification) the conservation style roof light windows to be used on the main building have been submitted to and approved in writing by the Local Planning Authority. The roof lights shall thereafter be installed and maintained in accordance with the approved details.

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

- 10 The unit shall not operate as a Class A5 use unless a plan relating to refuse management has been submitted to and agreed in writing by the Local Planning Authority. Refuse management shall thereafter be carried out in accordance with the agreed plan unless otherwise agreed by the Local Planning Authority.

Reason: To in the interests of the amenities of the local area and having due regard to policies DM10 and DM5 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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 were updated about issues after the initial site visit,
- (5) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance 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 - Friday: 0800-1800 and Saturday 0800-1300. This is in order to protect the occupants of nearby residential properties from noise and vibration disturbance.
- (6) You are hereby requested to ensure that no bonfires take place on this site during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you contact Havant Borough Council prior to taking this action.
- (7) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (8) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties. This is in order to protect the occupants of nearby residential properties.
- (9) If any physical works are required to the adjacent listed building at No. 1 West Street, please contact the case officer to discuss first as listed building consent may be required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

04 April 2016