



Havant
BOROUGH COUNCIL

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Galloway
Peter Galloway Partnership
17A Langstone Road
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For: Mr Harding

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

Application Number: APP/15/01227

Site Address: 11 East Street, Havant, PO9 1AB

Proposal: Alterations to ground floor to provide 1No. 2 bedroom apartment and adaptations to upper floors to remodel 2No. 2 bedroom apartments.

Further to your application received on 27 October 2015, which was valid from 30 October 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 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 Compulsory Purchase Act 2004.

- 2 Prior to the commencement of work the following details shall be supplied to and approved in writing by the local planning authority:
- 1) The new windows shall be vertically sliding traditional timber sashes. . Prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority:-
 - a) large scale (1:20) plan, elevations and section together with a full size glazing bar detail.
 - b) the method of opening
 - c) the proposed finish.
 - 2) Details of the proposed doors.
 - 3) Manufactures details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile.

All work shall be carried out in full accordance with such details and retained thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the detailed design and materials are satisfactory and respect the character of the conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.

- 3 All chimney stacks shall be retained above roof level to maintain their important townscape contribution. Where alterations are made internally to the chimney breast. alternative methods of internal support will need to be provided.
- Reason:** For the avoidance of doubt and to ensure their strong contribution to the local townscape is maintained and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.
- 4 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.
- Reason:** To protect the character and appearance of the conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.
- 5 Prior to the commencement of work, details of the refurbishment of the fascia sign and signage to be provided shall be submitted to and approved in writing by the local planning authority.
- Reason:** The detailed treatment of the fascia and pilasters is an important component of the overall design which will materially impact on the character and appearance of the conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.
- 6 The reparation work required following the demolition of the link building as shown on the approved drawing 15/45/P02 Rev C shall be completed within 3 months of the date of the demolition or prior to the commencement of the conversion works at No. 11, which ever is sooner.
- Reason:** To retain control over the development and to ensure an appropriate standard of work and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2012.

- 7 The development shall not be brought into use until the cycle parking as shown on Drawing Number 15/45/PO2RevC has been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed floor plans, elevations and sections - DN: 15/45/P02 rev C
Section plans of building to be demolished - DN: 15/45/D02
Further detailed plan of building to be demolished - DN: 15/45/D03
Location Plan - DN: 15/45/L01 Rev A
Photos showing area to be demolished - DN: 15/45/PHOTOS
Block Plan - DN: 15/45/B01 Rev A
Site layout - DN: 15/45/PO1
Existing Building - DN: 15/45/P03
Amended Design and Access Statement - 24/12/15
Amended Heritage Statement - 24/12/15
Demolition detail plan - DN: 15/45/C01
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.
- (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 were updated about issues after the initial site visit,

- (2) This permission was subject to a contribution of £200.70 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

20 January 2016