



Havant
BOROUGH COUNCIL

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For: Mr Dawes
Havant Civic Society

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
Grant of Listed Building Consent

Application Number: APP/15/01293

Site Address: The Gazebo Garden, East Pallant, Havant

Proposal: Alterations to fenestration, replacement Georgian style handrails and internal repairs to The Gazebo, and repairs to the attached garden.

Further to your application received on 16 November 2015, which was valid from 22 December 2015, Havant Borough Council, as Local Planning Authority, **Grants Listed Building Consent** for the above proposal.

This consent is subject to compliance with:

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

Conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Prior to the commencement of work, the extent of repointing shall be agreed in writing by the local planning authority. Unless otherwise agreed, the methodology shall be as set out in guidance produced by Hampshire County Council entitled "Repointing".
Reason: To protect the building's strong architectural/historic interest and having due regard to policies CS11.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, access and heritage statement
Proposed elevations - DN: 1534-511A
Proposed floor plan - DN: 1534-411A
Location and Block Plan - 1534-111
Proposed GF stair plan - 1534-713
Proposed stair detail - 1534-714A
Replacement window detail - DN: 1534-712A

Our Ref: APP/15/01293

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 Planning (Listed Building and Conservation Areas) Act. 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 submitted plans, and other documents may lead to enforcement action being taken by the Council. If you wish to depart from the approved details 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) The Repointing guidance is a Hampshire County Council publication available to download from www.hants.gov.uk using the following [link](#).

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

01 April 2016