



Havant
BOROUGH COUNCIL

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Mr Critchley
Martin Critchley, Architect
7 North Street
Havant
PO9 1PW

For: Mrs Hutchinson

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

Application Number: APP/15/00253

Site Address: 2 Emsworth Road, Havant, PO9 2SR

Proposal: Repair and partly rebuild existing west boundary flint wall.

Further to your application received on 02 March 2015, which was valid from 13 March 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 Unless otherwise agreed in writing by the Local Planning Authority the works hereby approved shall be implemented and satisfactorily completed by 31 October 2016. Notwithstanding this, the development shall only be undertaken between the date of this approval and 31 October 2015 and/or 1 April and 31 October 2016.

Reason: To accommodate the seasonal nature of the work and to ensure the harm caused by the current unsatisfactory condition of the wall is addressed as expediently as possible, and having due regard to policies CS11, CS16 and DM20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

1126/201 (Location Plan)
1126/202 (Block Plan)
1126/Meth 01 A (Reinstatement)
1126/Meth 02 A (Elevation and Section)
1126/Meth 03 A (Elevation and Section)
1126/Meth 04 A (Elevation and Section)
1126/303 0 (Proposed Railings)

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/15/00253

- 3 Unless otherwise agreed in writing by the Local Planning Authority the railings hereby approved shall be finished in matt black.
Reason: In the interests of visual amenities and having due regard to policies CS11, CS16 and DM20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 The adjoining section of existing flint wall shall be protected and supported throughout the course of the works hereby approved.
Reason: To ensure the wall, a strong feature of the road and conservation area is given adequate protection, and having due regard to policies CS11, CS16 and DM20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 Prior to the commencement of the works hereby permitted, a one metre square panel of flint and brickwork shall be prepared for the approval of the Local Planning Authority in writing. The panel to adequately demonstrate the flint coursing, constituency and finish for the mortar and treatment of the brick quoin. The approved sample panel shall provide the benchmark for all subsequent work.
Reason: To ensure an acceptable standard of finish for this important wall in the conservation area, which also forms part of the wider setting for the listed building, and having due regard to policies CS11, CS16 and DM20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 6 The development shall be carried out in full accordance with the Arboricultural Report prepared by Beechdown (March 2011) and received by the Local Planning Authority on 4 March 2015. All protection measures contained therein shall be undertaken and fully adhered to at all times whilst such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

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.

Our Ref: APP/15/00253

- (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 sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.

- (5) The Applicant is advised that traditional flintwork is a craft skill requiring the engagement of a contractor with the appropriate experience, proven ability and knowledge of the use of lime mortars. Such individuals/contractors are in demand and therefore it will be necessary to enter into an early contract to ensure delivery within the timescales set out.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

11 June 2015