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BOROUGH COUNCIL

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For: Mr Ralls
Dearbois Ltd.

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

Application Number: APP/15/00762

Site Address: 25 South Street, Emsworth, PO10 7EG

Proposal: Listed Building Consent to demolish rear store and replace with single storey rear extension with terrace over; external alterations. (Retrospective application addressing revisions to scheme previously approved under Listed Building Consent APP/14/01201).

Further to your application received on 09 July 2015, which was valid from 22 July 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 to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Prior to the installation of any external lighting to the roof terrace hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting of the roof terrace other than as thereby approved.
Reason: To safeguard the amenities of the locality, the Emsworth Conservation Area having due regard to policies CS16, DM8, CS11 and DM20 of the Havant Borough Local Plan - Core Strategy 2011 and Allocations Plan 2014 and the National Planning Policy Framework 2012.
- 3 Unless otherwise approved in writing by the Local Planning Authority the external materials to be used in the development hereby approved shall be as stated in the current application, including the submitted document: 'Heritage Statement & Schedule of Repair ' and the agent's letter of 25th September 2014 on Planning Permission APP/15/01201, (which refers to the colour of external rendering).

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Notwithstanding this information, details of guttering and downpipes and a sample of bricks and tiles to be used for the construction of the chimney, boundary wall and roof shall be submitted to and approved by the Local Planning Authority prior to the commencement of those particular construction works. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and appropriate to the listed building and conservation area having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The side wall to the roof terrace shall be fully completed in accordance with the approved plans before the terrace is first used. It shall be permanently maintained in good repair thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties, to minimise the risk of noise or nuisance and in the appearance of the listed building and conservation area 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.

- 5 The works to the sitting room fireplace shall be limited to the removal of the surface finishes and clearly modern (brick) infill only. At least 14 days notice of the intention to carry out this work shall be provided to the Local Planning Authority to provide an opportunity to view it in progress. Following this phase of work a repair specification related to accompanying drawings, informed by what has been revealed, shall be prepared and submitted to the Local Planning Authority for approval. All work shall be carried out in full accordance with such approval.

Reason: To ensure the extent of and form of the work is appropriate and informed by what is revealed. In accordance with policies DM8, CS11 and DM20 of the Havant Borough Local Plan - Core Strategy 2011 and Allocations Plan 2014 and the National Planning Policy Framework 2012.

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

Location Plan - DN: 201
Block Plan - DN: 202A
Terrace railings - DN: 610
Survey plans and elevations - DN: 1456-101A
Historical Uses plan - DN: 302A
Proposed elevations - DN: 412B
Ground floor plan - DN: 314B
Front and rear elevations - DN: 411A
Proposed first and second floor plan - DN: 315
Servery wall plan - DN: 517
Barn east wall (existing and proposed) - DN: 602C
Section plan of replacement window - DN: 603
Conservation rooflights - DN: 605
New entrance doors - DN: 606
New kitchen door - DN: 607
New southern window - DN: 614
Window in the northern elevation of the barn - DN: 615
Chimney details - DN: 616
Heritage Statement and Schedule of Repair received on 9 July 2015

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:

- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

16 September 2015