



Havant
BOROUGH COUNCIL

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Mr Shawn Lambert
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For: Mr Perrin
Grastar Restaurants Ltd

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

Application Number: APP/14/01036

Site Address: 1-3 North Street Arcade, Havant, PO9 1PX

Proposal: Change of use of existing Class A1 and A2 units to a Class A3 restaurant; extensions to existing Units 2 and 3 and use of area under part of canopy above for outside seating; rear extension to Unit 3 with extraction and ventilation equipment above and on first floor roof; alterations to shopfronts and entrance doors.

Further to your application received on 03 October 2014, which was valid from 10 November 2014, 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 hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and 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.

- 3 No development hereby permitted shall commence until a detailed scheme for filtration and extraction of fumes generated (by cooking processes) at the premises has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not commence until the implementation of such approved filtration and extraction scheme has been completed in full accordance with all detailed components of such scheme. At all times thereafter, all elements of that scheme shall be maintained in a wholly efficient and effective working order.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The premises shall only be open to the public between the hours of 0800 and 2300 and cleaning up shall not take place after 2400 hours.
Reason: To protect the amenities of nearby residential properties and having due regard to policies DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The use hereby permitted shall not commence unless and until screening has been provided to the proposed roof top plant and equipment (as shown indicatively on drawing number 1302 Rev D) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved screening shall thereafter be retained and maintained.
Reason: In the interests of the character and appearance of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans and documents
Design and Access Statement
Supporting Statement for developing the existing Under-croft
PWP Ventilation and Extraction Statement
Block Plan KAD 19 A SK2
Existing Floor Plans KAD 01 A SK1
Floor plans General Arrangement 5193 1200 D
Floor Plans Fire Strategy 5193 1201 D
Floor Finishes 5193 1202 A
Roof Plan 5193 1206 A
Elevations Sheet 1 5193 1300 C
Elevations Sheet 2 5193 1301 D
Elevations Sheet 3 5193 1302 D
Marketing Information in emails from Luke Mort, Holloway Illiffe and Mitchell of 9 February 2015 and 18 February 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 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

(2) In the event that the requirements to meet conditions 2 and 3 require amendments to the external plant structures hereby permitted it may be necessary to submit a revised planning application for the plant.



Julia Potter
Executive Head - Economy and Planning

24 April 2015