



Havant
BOROUGH COUNCIL

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To:
Mr Irani
Citadel Design & Development Ltd
Unit 2
120 West Heath Road
London
NW3 7TX

For: Mr Ganatra

Ref No.: APP/15/00259

**Town and Country Planning Act 1990: Section 191 and 192 (as amended by
Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995
Article 24
REFUSAL TO GRANT CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Havant Borough Council, as Local Planning Authority, **REFUSES** to certify that on 01 March 2015 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged black on the plan attached to this certificate would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

- 1 Insufficient information has been submitted to the Local Planning Authority to demonstrate that the proposed conversion to 2 flats on the first floor would constitute permitted development under either Class G or Class O of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015. In particular, insufficient information has been submitted in respect of the current use of the building and of the class of permitted development under which this application for a Certificate of Lawfulness is being made.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

12 May 2015

FIRST SCHEDULE:

This decision relates to the following development:

Certificate of lawfulness relating to conversion of first floor office space to 2No. dwellings as described in the written particulars, plans and other documents submitted with your application.

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SECOND SCHEDULE:

This decision relates to land at 10 High Street, Emsworth, PO10 7AW, as shown edged black on plan number 1 attached to this certificate.

OTHER IMPORTANT INFORMATION:

- (1) Your attention is drawn to the attached information regarding your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision. See www.planningportal.gov.uk/pcs

- (2) 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 unacceptable as submitted; further information requested but this was not forthcoming.