



Havant
BOROUGH COUNCIL

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Mr M Willenbruch
PDP Architecture llp
2 Beechworth Road
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PO9 1AX

For: Mr West

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/13/00060

Site Address: Homewell House, 22 Homewell, Havant, PO9 1EE

Proposal: Conversion and alterations to Homewell House (Listed Building) with two storey extension to east and linked two storey building to south to provide 14No. 1 bed flats with associated bin and cycle storage and alterations to boundary walls.

Further to your application received on 21 January 2013, which was valid from 30 January 2013, 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 Demolition, clearance, excavation, or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents from noise disturbance and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No bonfires shall take place anywhere on the application site during the period of demolition, clearance and construction.
Reason: In the interest of residential amenity and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No lighting shall be installed at the application site excepting as shown on drawing number 27940-PD106 Rev G and as specified in the External Material Schedule unless otherwise agreed in writing with the Local Planning Authority.

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Reason: To safeguard the amenities of the locality 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.

- 5 Within one month of the date of this permission, details of two replacement trees, including a siting plan and species details and size (to replace two Poplar trees proposed to be felled under application APP/13/00162), shall be submitted to and approved in writing by the Local Planning Authority. The approved trees shall thereafter be planted in the first planting season following approval in accordance with the approved scheme. Any tree which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To conserve and safeguard the visual amenities of the area and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No foul or surface water drainage and other underground services proposed to serve this development shall be provided within the line of tree protective fencing shown on drawing number 27940-PD106 Rev G.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The construction of the buildings, extensions and alterations hereby permitted shall not be carried out other than in accordance with the materials submitted in the External Material Schedule hereby approved. In addition the mortar shall be in a light biscuit colour.

Reason: In the interests of the amenities of the locality and to protect the character and appearance of the Listed Building having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The soft landscaping shown on drawing number 27940-PD106 Rev G and within the Landscaping Schedule hereby approved shall be completed in the first planting season following the first occupation of any of the residential units hereby approved. Any tree or shrub planted or retained as part of the landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The external surfacing materials shall in all respects conform to the details shown on Drawing Number 27940-PD106 Rev G and the External Material Schedule hereby approved. The development shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision/boundary treatments as shown on drawing numbers 27940-PD106 Rev G and 27940-PD116.

Reason: To safeguard the amenities of the locality and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 No development hereby permitted nor any related site clearance shall commence until heras fencing has been erected on site as shown on drawing number 27940-PD106G and in accordance with BS5837:2012 to prevent damage to existing trees and hedgerows on the site throughout implementation of the same. All measures forming part of the approved specification shall be undertaken and fully adhered to at all times during which such implementation is in progress. In addition no works shall take place excepting in accordance with the specifications set out in the Arboricultural Method Statement including within the hand digging zone shown on drawing BJH04a. Any such tree or hedgerow 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 1.6 metres in height 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 saved Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 The development hereby permitted shall not take place other than in accordance with the submitted Method Statement Regarding Construction Parking and Mud on Road (throughout the clearance and construction period) with regard to construction parking and measures to prevent mud on the road unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety 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.

- 13 No development hereby permitted nor any related site clearance shall take place otherwise than in accordance with the material storage area/compound area shown on drawing number 27940-PD106 Rev G and as set out in the letter from PDP Architecture llp dated 26th March 2013. No material storage shall take place anywhere else on the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and tree protection and having due regard to Policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2012.

- 14 No works other than internal works of conversion shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 Unless otherwise agreed in writing by the local planning authority the works to the listed building detailed on drawing numbers 27940-PD107 Rev E, 27940-PD108 Rev D, 27940-PD109 Rev D, 27940-PD111 Rev F, and 27940-PD112 Rev D shall be executed in full to the satisfaction of the local planning authority prior to occupation of any units of accommodation.
Reason: To ensure the works of repair and restoration which positively benefit the building are undertaken having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 17 The buildings and extensions shall be used only for 14 one bed, 1 person flats as supported accommodation for tenants with special needs as set out in the Design and Access Statement, and for no other purpose whatsoever including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To accord with the terms of the application, to ensure the provision of housing for people with special requirements and to ensure that the development does not result in unacceptable off site car parking requirements having due regard to policies CS7, CS9, CS20, DM7, DM11, DM12 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 18 The development hereby permitted shall not be occupied unless and until cycle and bin storage has been provided as shown on drawing numbers 27940-PD106 Rev G and 27940-PD114.
Reason: In the interests of amenity and to encourage non-car based transport options having due regard to policies CS16, DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 19 Prior to the occupation of the extension and linked building development comprising Flats 1, 2, 3, 4, 5, 6, 7, 8 and 9, and unless it has been proven to be financially or technically unviable, a Code for Sustainable Homes Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 20 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Site Survey Drg No. 27940-PD100
 - Existing Floor Plans Drg No. 27940-PD101
 - Existing Floor Plans Drg No. 27940-PD102
 - Existing Elevations Drg No. 27940-PD103
 - Existing Elevations Drg No. 27940-PD104
 - Block Plan Drg No. 27940-PD105
 - Site Plan Drg No. 27940-PD106 Rev G
 - Ground Floor Plan Drg No. 27940-PD107 Rev E
 - 1st Floor Plan Drg No. 27940-PD108 Rev D
 - 2nd Floor Plan Drg No. 27940-PD109 Rev D
 - Roof Plan Drg No. 27940-PD110 Rev C
 - Elevations Drg No. 27940-PD111 Rev F
 - Elevations Drg No. 27940-PD112 Rev D
 - Existing and Proposed Sections Drg No. 27940-PD113
 - Bin Store & Cycle Store Details Drg No. 27940-PD114
 - Joinery Details Drg No. 27940-PD115

Boundary Wall Details Drg No. 27940-PD116
 Illustrative View (Homewell from north)
 Illustrative View (Homewell from west)
 Written Scheme of Investigation for Archaeological Excavation and Watching Brief
 Southampton City Archaeology Unit 3rd Revision 30/1/2013
 Written Scheme of Investigation for Archaeological Watching Brief Southampton
 City Council Archaeology Unit 8/01/2013
 Heritage Statement (John Pike)
 Design and Access Statement PDP Architecture
 Method statement Regarding Construction Parking and Mud on Road Walthams Ltd
 Landscaping Scheme
 External Material Schedule/Lighting
 Arboricultural Method Statement Bernie Harverson Feb 2013
 Tree Retentions & Removals Plan Drg No. BJH 03a
 Tree Protection Plan + Site Set Up Drg No. BJH 04a
 Outline Transport Statement
 Letter PDP Architecture dated 26th March 2013
 Letter PDP Architecture dated 9th April 2013
 Letter PDP Architecture dated 17th April 2013

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough District Wide Local Plan 1996-2011

R17 (Playing Space Related to New Housing Development)

Havant Borough Core Strategy 2011

CS1	Health and Wellbeing
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS19	Effective Provision of Infrastructure
CS20	Transport and Access Strategy
CS21	Developer Requirements
CS4	Town, District and Local Centres
CS6	Regeneration of the Borough
CS7	Community Support and Inclusion
CS8	Community Safety
CS9	Housing
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM3	Protection of Existing Employment and Tourism Sites
DM7	Elderly and Specialist Housing Provision
DM8	Conservation, Protection and Enhancement of Existing Natural Features

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the nature of the development; effect on conservation area; effect on character and appearance of Listed Building; effect on neighbouring properties; effect on residential amenity; effect on surrounding trees; effect on archaeological interest of the site; highway implications/parking; employment /change of use issues; and contributions. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 6573.
- (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 The Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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.
- (5) The applicant is advised that part of the site lies within flood zones 2/3 and the Environment Agency have advised that:

We would encourage the incorporation of flood proofing measures within the design and construction of the development. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Further information on flood proofing can be found in the CLG document 'Improving the Flood Performance of New Buildings: Flood Resilient Construction', a copy of which is available to download at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>.

Information can also be found on our website:

The applicant is advised to consider this approach in relation to the new build element in the south west part of the site which would appear to be at greatest risk.

- (6) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 12th June 2013 which resulted in the following payments being made

Hampshire County Council Transport Contribution £3,270
Playing Space Contribution £7,690
Monitoring Fee £326

- (7) The applicants attention is drawn to the following comments from the Crime Prevention Officer (Hampshire Constabulary):

The proposal creates several buildings with multiple occupancy, to provide for the safety and security of residents and visitors I recommend:

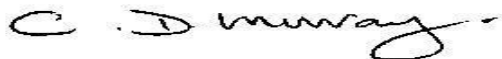
1. *Communal access doors should be certificated to PAS24 standard*
2. *Individual flat front doors should be certificated to PAS24 standard*
3. *An audio visual access control system should be installed within each of the accommodation blocks.*

Consideration should be given to providing an un-opening window within the underpass. If the window is to open it should be fitted with a window restrictor.

- (8) The applicants attention is drawn to the following comments from Hampshire County Council Countryside Access Team (Rights of Way):

- All boundary features should be retained.
- There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority. For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.
- Hampshire County Council, as Highway Authority, is not obliged to provide a surface suitable for the passage of vehicles. It only has a duty to maintain a right of way to a standard commensurate with its expected normal public use.
- Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.

In addition, no builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.



Mr Chris Murray
Service Manager (Planning Development)
28 June 2013

