

APP/15/00249: 23 Tower Street, Emsworth

Further to the revised information which covers the roof covering. As indicated on the remaining issues I am mindful to condition as follows:-

1. Unless otherwise agreed, a specification for the repair and consolidation of the rear brick face of the brick oven shall be submitted to and agreed in writing by the local planning authority. The specification to be submitted prior to the commencement of this aspect of the scheme, and completed in full accordance with such approval prior to the re-occupation of the dwelling.
Reason: The repair of the brick oven, an important component of the building's special interest, is essential and needs to form part of the programme of improvements for which this consent provides. A definitive timescale is set to coincide with the other works to ensure satisfactory delivery.
2. Prior to reducing the internal floor level, a trial pit shall be dug to ascertain the depth of the foundations. The work will be limited to what can be achieved without the need to underpin.
Reason: For the long term well being of the listed building.
3. Submission of samples of external materials for approval. This would be bricks.

You were agreeable to this as a way forward. It is important this is highlighted to your client's as we do encounter problems in such matters being picked up. For example it is not unusual for the project to be handed over to a builder, who may be ignorant of the planning requirements or fail to comply which creates everyone an unnecessary problem.