



Havant
BOROUGH COUNCIL

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Mr T Davies
Helyer Davies Architects Ltd
1 The Old Flour Mill
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Emsworth
PO10 7BT

For: Mr Giles

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

Application Number: APP/13/00965

Site Address: Kepple Lodge, 5 West Street, Emsworth, PO10 7DX

Proposal: Listed Building Consent for single storey rear extension

Further to your application received on 23 September 2013, which was valid from 05 February 2014, 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 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, block plan and existing elevations and floor plans drawing number 13080/001 received by the Council 25th September 2013

Proposed elevations, floor plan and section drawing number 13080/002 Rev B received by the Council 28th January 2014

Design and access statement received by the Council 25th September 2013

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of work large scale joinery details of the proposed windows, doors and lantern shall be submitted to and approved in writing by the local planning authority. Details to comprise elevations, section and plan (minimum 1:20) together with full size glazing bar (where applicable), the method of opening and finish. All works shall be carried out in full accordance with such approval.

Reason: To protect to building's special architectural/historic interest and having

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due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. 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 having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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 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 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:

- You were updated about issues after the initial site visit,



Mr Chris Murray
Service Manager (Planning Development)

25 March 2014