



Havant
BOROUGH COUNCIL

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Ms Beck
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For: Havant Hall Place Ltd

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

Application Number: APP/14/00517

Site Address: Hall Place, 20 South Street, Havant, PO9 1DA

Proposal: Conversion of existing commercial premises to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling) incorporating replacement conservatory and rooflights, and external and internal alterations.

Further to your application received on 15 May 2014 which was valid from 15 December 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 The development, hereby permitted, shall be built in accordance with the methodology prescribed in the Arboricultural Implications Assessment and Method Statement prepared by Barrie Draper and dated 15th September 2014.
Reason: To ensure that the development does not result in harm or loss of trees of significance within the Conservation Area and to accord with policy DM8 of the Havant Borough Core Strategy.
- 3 The internal metal roller shutters shall be permanently removed and any scarring made good prior to the occupation of the newly created residential units, unless otherwise agreed in writing by the local planning authority.
Reason: In the interests of preserving the historic integrity of the Grade II listed building and to accord with policy DM20 of the Havant Borough Local Plan (Allocations) July 2014, policy CS11 of the Havant Borough Core Strategy March 2011 and Chapter 12 of the NPPF.

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- 4 All works of repair following the removal of the external metal fire escape shall faithfully match the original walling and features of the listed building, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of preserving the historic integrity and appearance of the Grade II listed building and to accord with policy DM20 of the Havant Borough Local Plan (Allocations) July 2014, policy CS11 of the Havant Borough Core Strategy March 2011 and Chapter 12 of the NPPF.

- 5 Prior to the commencement of development, hereby permitted, the following details shall be submitted to and agreed in writing with the local planning authority:
- a. Large scale 1:20 drawings of all new/modified windows and joinery details for the conservatory. Details to be shown in plan, section and elevation in relation to the opening into which it is to be set, together with the method of opening and finishes. A full size glazing bar section to be included (where appropriate).
 - b. Details of the location and form of any external vents, flues, ducts or meter boxes.
 - c. Samples and details (including finishes) of all external materials.
 - d. Details of any walls, fences or other means of enclosure.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: In the interests of preserving the historic integrity, appearance and setting of the Grade II listed building and to accord with policy DM20 of the Havant Borough Local Plan (Allocations) July 2014, policy CS11 of the Havant Borough Core Strategy March 2011 and Chapter 12 of the NPPF.

- 6 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved 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 CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted 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 CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. - 13.1946.100 date stamped 15 May 2014
Drawing No. - 13.1946.108 date stamped 09 June 2014
Drawing No. - 13.1946.104 date stamped 15 May 2014
Drawing No. - 13.1946.102 date stamped 15 May 2014
Drawing No. - 13.1946.107 date stamped 15 May 2014
Drawing No. - 13.1946.105 date stamped 15 May 2014
Drawing No. - 13.1946.106 date stamped 15 May 2014
Arboricultural Implications Assessment and Method Statement prepared by Barrie Draper and dated 15th September 2014.

Reason: - To ensure provision of a satisfactory development.

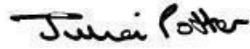
Other Important Information:

- (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.
- (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,
- Your application was acceptable as submitted and no further assistance was required.

- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 which has secured the payment of £381.20 towards Special Protection Area avoidance and mitigation measures delivered through the Solent Interim Planning Framework in accordance with policy DM24 of the Havant Borough Local Plan (Allocations) July 2014.



Julia Potter
Executive Head - Economy and Planning

24 March 2015