



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Beck
PLC Architects
Brankesmere House Queens Crescent
Southsea
Portsmouth
PO5 3HT

For: Havant Hall Place Ltd

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

Application Number: APP/14/00518

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

Proposal: Listed Building Consent for 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 14 May 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 works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 3 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.

Our Ref: APP/14/00518

- 4 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.

- 5 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

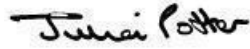
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the 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 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 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,
- Your application was acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, appearing to read 'Julia Potter'.

Julia Potter
Executive Head - Economy and Planning

24 March 2015