



Havant
BOROUGH COUNCIL

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Mr Brooker
Walsingham Planning
Bourne House
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SL8 5AR

For: Greene King Plc

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

Application Number: APP/14/00053

Site Address: Royal Oak, 19 Langstone High Street, Havant, PO9 1RY

Proposal: Replacement kitchen extract system on flat roof to rear.

Further to your application received on 20 January 2014, which was valid from 20 February 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 months from the date on which this planning permission was granted. In addition the existing kitchen extract shall be removed from the building within 3 months from the date on which this planning permission was granted.
Reason: To ensure that proposed works take place in a timely manner in order to seek to overcome existing noise and smell issues associated with the existing extract system 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.
- 2 The kitchen extract hereby permitted shall not be brought into use unless and until the screening shown on drawing number 13:71/02 Rev B has been provided fully in accordance with the approved details. The feather edge boarding to the screening shall be stained black unless an alternative staining is agreed in writing by the Local Planning Authority.
Reason: To ensure that the development has an acceptable impact on the character and appearance of the Listed building and the Langstone Conservation Area and the Area of Outstanding Natural Beauty having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement 2012.

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- 3 Any proposal relating to the installation of additional noise making equipment (i.e. refrigeration units, air conditioning, extract ventilation equipment) shall be agreed and approved in writing by the Local Planning Authority prior any installation taking place and it shall be permanently maintained in-situ.
Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Noise resulting from the use of the plant, machinery or equipment hereby permitted shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured at the boundary of the nearest residential property according to British Standard BS4142-1997.
Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area 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 The kitchen extract hereby permitted shall be installed and subsequently maintained in a manner to ensure that noise and odour emissions are kept to a minimum. This shall include suitable fitting to reduce vibration and replacement and maintenance of filters and parts.
Reason: To protect nearby residents from noise and smell pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Planning, Design, Access & Heritage Statement January 2014
Addendum to the Planning, Design, Access & Heritage Statement April 2014
Addendum to Planning Statement January 2014
Environment Noise Assessment Report February 2014 received 23rd April 2014
Location Plan Licence Number 100020449
Proposed Plans and Elevations Drawing No. 13:71/02 Rev B
Kitchen Ventilation System Drawing No. 050755 Rev C
Reason: - To ensure provision of a satisfactory development.

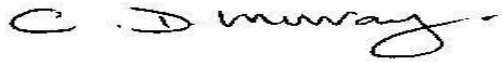
Other Important Information:

- (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 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 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

06 June 2014