



Havant
BOROUGH COUNCIL

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Mr J Groom
John Groom Chartered Architect
32A High Street
Emsworth
PO10 7AW

For: Mr and Mrs Wright

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

Application Number: APP/14/00490

Site Address: Rear of 57A High Street, Emsworth, PO10 7AN

Proposal: Listed Building Consent for alterations to allow conversion of first floor to 1No. one bedroom flat and use of part of ground floor as integral garage.

Further to your application received on 17 April 2014, which was valid from 09 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 Conversion of the accommodation hereby permitted shall not commence until full scale details of the new window and replacement roof light windows shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved window and rooflight details shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Conversion of the accommodation 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 policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Our Ref: APP/14/00490

Design, access and heritage statement received on 17/4/14
Site Plan - P1
Block Plan - P2
Existing GF Plan - 14/276/6
Proposed FF Plan - 14/276/7
Plans, elevations and roof plans - 14/276/1
Proposed elevations and sections - 14/276/2
Proposed first floor plan - 14/276/3

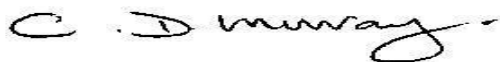
Reason: - To ensure provision of a satisfactory development.

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 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:

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



Mr Chris Murray
Service Manager (Planning Development)

03 July 2014