



Havant
BOROUGH COUNCIL

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Mr Critchley
Martin Critchley, Architect
7 North Street
Havant
PO9 1PW

For: Mr Yeates

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

Application Number: APP/13/01243

Site Address: 37 East Street, Havant, PO9 1AA

Proposal: Change of use to a part of the ground floor at 37 East Street, Havant, Hampshire, PO9 1AA, from A2 office use to C3 residential use.

Further to your application received on 11 December 2013, which was valid from 30 January 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 carried out in accordance with the following approved plans:

Design and Access Statement received 12 December 2013
Heritage Statement received 29 January 2014
Location Plan Drwg. No 211 received 12 December 2013
Block Plan Drwg. No 212 received 12 December 2013
Existing Layout Drwg.No 0337-381 received 12 December 2013
Existing Elevations Drwg.No 0337-481 received 12 December 2013
Amended Proposed Layout Drwg.No 0337-382 rev A received 10 March 2014
Amended Proposed Elevations Drwg.No 0337-482 rev A received 10 March 2014

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to commencement of work, joinery details to cover amendments to the shopfront and new windows must be submitted to and approved in writing by the Local Planning Authority. The details to comprise a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set, method of opening, materials and finish. All work shall be carried out in full accordance with such approval and maintained thereafter.
Reason: To ensure the detailing respects the character of this prominently located building in the St Faith's Conservation Area. and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
Reason: To protect the character of the conservation area and to secure a satisfactory and sympathetic form of development and having due regard to policy CS11.4 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 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 were updated about issues after the initial site visit.
- (5) The expectation is that the new window/revised shopfront will be constructed of timber and painted to match other joinery on the building. The design shown for the new window is a sash, and the method of opening should reflect traditional design i.e. a true vertically sliding sash rather than a mock pivot or top hung sash, as this reflects the prevailing character of the area.

Our Ref: APP/13/01243

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

27 March 2014