



Havant
BOROUGH COUNCIL

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Mr C Flint
2 Emerald Close
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PO7 8NZ

For: Mr Parrett

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

Application Number: APP/12/01104

Site Address: Former Bedhampton Arts Centre, 29 Bedhampton Road, Havant

Proposal: Listed building application for internal and external alterations and removal of existing outbuilding to form 4No. dwellings with associated car parking and landscaping with new access from Kingscroft Lane.

Further to your application received on 23 October 2012, which was valid from 08 November 2012, 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 relates 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 Prior to the provision of new windows shown marked 13, 14, 15, 19, 20, 22, 26, 27, 28, and FD1 elevation and section drawings at a scale of 1:10 of the windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall thereafter be provided and maintained in accordance with the approved details.
Reason: In the interests of the character and appearance of the Listed Building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The rooflights hereby permitted shall be of a conservation type in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to their insertion. The rooflights shall thereafter be provided and maintained fully in accordance with the approved details.
Reason: To preserve the special character of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 4 Prior to the construction of the extensions hereby permitted brick panel(s) shall be provided for inspection and written approval by the Local Planning Authority. The panel(s) shall include details of brick bonds, mortar, canted brick, plinths and detailing. The extensions shall thereafter be constructed in accordance with the approved panel details.
Reason: To preserve the special character of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The external alterations to the building 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 preserve the special character of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No external meter boxes, flues or mechanical ventilation shall be provided unless and until full details have been submitted to and approved in writing by the Local Planning Authority. Any such installations shall thereafter be carried out and maintained in accordance with the approved details.
Reason: To preserve the special character of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The exposed brick trusses shall not be altered otherwise than as may be approved in writing by the Local Planning Authority following the submission of a detailed scheme of alteration. Any alterations shall be carried out fully in accordance with the approved scheme.
Reason: To preserve the special character of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The proposed internal wall removal within unit 3 shall not be carried out unless and until structural details of the works are submitted to and approved in writing by the Local Planning Authority. Any works carried out shall be in full accordance with the approved details.
Reason: To preserve the special character of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Photographs
Heritage Assessment
Design and Access Statement
Proposed Floor Plans and Site Plan CFA/FULL/01 Rev A
Windows Existing & Proposed CFA/FULL/01a Rev A
Existing Floor Plans CFA/FULL/03
Location and Block Plan Drawing Number CFA/FULL/04
Proposed Sections Drawing Number CFA/FULL/05
Proposed Section West to East Drawing Number CFA/FULL/05a
Proposed Refuse Drawing Number CFA/FULL/06
Proposed Site Plan CFA/FULL/07
Proposed Site Plan CFA/FULL/08 Rev A
Proposed and Existing Roof Plan CFA/FULL/09
Existing and Proposed Site Sections K1 and K2 CFA/FULL/S1
Proposed Elevations CFA/FULL/01b

Proposed Elevations CFA/FULL/02 Rev B
Site Survey
Existing Elevations
FCL detailed drawings
Email dated 9th March 2013 from Chris Flint Associates Ltd
Airtight Noisecheck 29-30th Nov 2012
Photographs Fig A-D
Arboricultural Method Statement January 2013
Tree Survey & Root Protection Area Plan BJH.01/02
Tree Retentions and Removals Plan BJH.03
Tree Protection Plan BJH.04
Email dated 5th March from Chris Flint Associates Ltd - Pilkington Details

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

- | | |
|------|---|
| CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough |
| CS16 | High Quality Design |

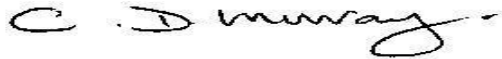
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the Listed Building and its setting. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 Civic Offices or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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.

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

Mr Chris Murray
Service Manager (Planning Development)

03 April 2013