



To:
Mr M Cavanagh
Flat 4
4 East Street
Havant
PO9 1AQ

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

Application Number: APP/13/00881

Site Address: Flat 4, 4 East Street, Havant, PO9 1AQ

Proposal: Listed Building Consent for replacement of existing sash windows with UPVC glazed sash windows.

Further to your application received on 04 September 2013, Havant Borough Council as a Local Planning Authority **Refuses Listed Building Consent** for the above proposal.

The reasons for the Council's decision to refuse Listed Building Consent are:

- 1 The proposal results in the loss of three windows which have architectural/historic significance and positively contribute to the building's character. The application does not adequately justify their loss. The proposal is therefore contrary to the provisions set out the National Planning Policy Framework (NPPF) and supporting extant Practice Guide PPS.5 and Policy CS11 of the Havant Borough Local Plan Core Strategy (2011).
- 2 The level of detail provided for the intended replacements is inadequate. However, by virtue of the materials and design, it is sufficient to determine the change will be detrimental to the building's special architectural/historic interest. The proposal is therefore contrary to the provisions set out the National Planning Policy Framework (NPPF) and supporting extant Practice Guide PPS.5 and Policy CS11 of the Havant Borough Local Plan Core Strategy (2011) and adopted St Faith's Conservation Area Character Appraisal & Management Plan (2008) and the National Planning Policy Framework 2012.

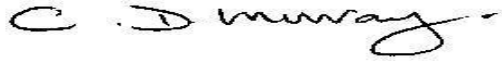
In coming to its decision the Council considered the plans and other documents submitted with regard to your application.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Acts. It does not relate to any other application that may be required under the Town and Country Planning Acts, 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.

Our Ref: APP/13/00881

- (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.

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

Mr Chris Murray
Service Manager (Planning Development)

30 October 2013