



Havant
BOROUGH COUNCIL

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For: Greene King Plc

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

Application Number: APP/14/00054

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

Proposal: Listed Building application for 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 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 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 and it shall be permanently maintained in-situ. 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 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

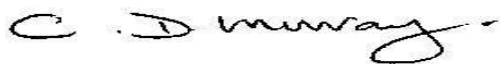
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the 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:

- 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