



Havant
BOROUGH COUNCIL

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Mr R Hill
Roger Hill Building Design
30 Tilmore Gardens
Petersfield
GU32 2JE

For: Rt Hon D Willetts

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
Grant of Conservation Area Consent

Application Number: APP/13/00403

Site Address: 86 West Street, Havant, PO9 1LN

Proposal: Conservation Area Consent for demolition of existing 3 bed mid-terrace house.

Further to your application received on 29 April 2013, which was valid from 13 May 2013, Havant Borough Council, as Local Planning Authority, **Grants Conservation Area 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 Conservation Area Consent relates must be begun within a period of 1 year beginning with the date of which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and in addition to ensure a shorter time period for commencement given the condition of the building and the scaffolding which is detracting from the character and appearance of the area and causing obstruction to the highway having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The demolition authorised by this consent shall not be commenced until a binding contract for carrying out works of redevelopment of the site is made and planning permission has been granted for the redevelopment for which the contract provides.
Reason: In order to protect the special character of the area and to prevent the site remaining vacant for a significant period of time and having due regard to policies CS11 and CS16 of the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site and Location Plans Drawing No. 732.01
Floor Plans and Elevations as Existing Drawing No. 732.02
Floor Plans Drawing No. 732.03
Elevations as proposed Drawing No. 732.04A

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Sections and Part Front Elevation Drawing No. 732.05
Bicycle Store Drawing No. 1991.02
Wheelie Bin Store Drawing No. 1991.03
Design and Access Statement April 2013 as amended - Roger Hill
Heritage Statement
Phase 1 Ecological Survey ECOSA March 2010
First Stage Appraisal - Andrews Newby Partnership August 2009
Addendum to First Stage Appraisal 2844 - Andrews Newby Partnership August 2009
Letter dated 4th May 2010 2844 Existing Front South Elevation

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 Buildings 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.gvo.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 Development Control 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) 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,
- Your application was acceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

31 July 2013