



Havant
BOROUGH COUNCIL

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Mr K Oliver
The Town Planning Experts
Sanderson Centre
Lees Lane
Gosport
PO12 3UL

For: Mr Reeves

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

Application Number: APP/13/01066

Site Address: The White Hart, 1 East Street, Havant

Proposal: Change of use from Public House (Use Class A4) to Amusement Centre (sui generis) and Bingo Hall (Use Class D2).

Further to your application received on 23 October 2013, which was valid from 29 October 2013, 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 use hereby permitted shall not commence unless and until detailed plans in relation to the proposed access ramp have been submitted to and approved in writing by the Local Planning Authority and the ramp installed fully in accordance with the approved details.
Reason: To ensure that adequate mobility impaired access is provided to the premises in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The uses hereby permitted shall not open to the public before 09:00 hours or remain so open after 23:00 hours on Monday to Sunday.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 The ground floor windows shall at all times incorporate and maintain a window display, with regular periodic changes, to the satisfaction of the Local Planning Authority.
Reason: In the interests of visual amenity and having due regard to policy and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement 2012.
- 5 The premises shall be used for an Amusement Centre and Bingo Hall only, and for no other purpose whatsoever including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To accord with the terms of the application and in the interests of the character and amenities of the town centre having due regard to policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Design and Access Statement (Amended) received 19th December 2013
Proposed Ground Floor Plan Drawing Number C11/138.10
Existing/Proposed South Elevation Drawing Number C11/138.07
Existing/Proposed West Elevation Drawing Number C11/138.08
Proposed Site Plan Drawing Number C11/138.09
Proposed Roof Plan Drawing Number C11/138.13
Letter from The Town Planning Experts dated 3rd October 2013
Email from The Town Planning Experts dated 6th December 2013

Reason: - To ensure provision of a satisfactory development.

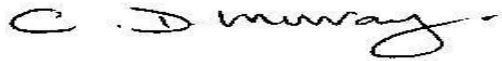
Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the 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 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 applicant is advised that nothing in this consent shall authorise the alteration of windows within the building.
- (6) The applicants attention is drawn to the buildings strong local importance, architectural distinctiveness occupying a key landmark position in the town centre. This requires particular sensitivity in the use of signage to identify the new use. The current approach to the signage of the public house, serves as a useful pointer. The local planning authority operate a pre-application service and would be happy to comment on draft plans to assist in reaching a positive outcome.



Mr Chris Murray
Service Manager (Planning Development)

20 December 2013