



Havant
BOROUGH COUNCIL

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For: Mr D Holland

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

Application Number: APP/13/00874

Site Address: 4 Mill Lane, Langstone, Havant, PO9 1RX

Proposal: Conservation Area Consent for demolition of existing 3 bed dwellinghouse.

Further to your application received on 22 August 2013, which was valid from 06 September 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 3 years beginning with the date of which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 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 the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement
Heritage Statement
Existing site plans, floor plans and elevations - Drwg No: 12126/01
Proposed site plan, floor plans and elevations - Drwg No: 12126/02
Proposed side elevations and sections - Drwg No: 12126/03

Reason: - To ensure provision of a satisfactory development.

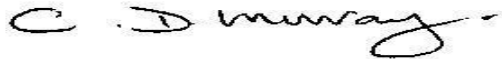
Our Ref: APP/13/00874

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.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 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,
- You were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

15 November 2013