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BOROUGH COUNCIL

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2 Beechworth Road
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For: Mr West

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

Application Number: APP/13/00061

Site Address: Homewell House, 22 Homewell, Havant, PO9 1EE

Proposal: Listed Building Consent for conversion and alterations to Homewell House with two storey extension to east and linked two storey building to south to provide 14No. 1 bed flats with associated bin and cycle storage and alterations to boundary walls.

Further to your application received on 21 January 2013, which was valid from 30 January 2013, 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 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The construction of the buildings, extensions and alterations hereby permitted shall not be carried out other than in accordance with the materials submitted in the External Material Schedule hereby approved. In addition the mortar shall be in a light biscuit colour.
Reason: In the interests of the amenities of the locality and to protect the character and appearance of the Listed Building having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The external surfacing materials shall in all respects conform to the details shown on Drawing Number 27940-PD106 Rev G and the External Material Schedule hereby approved. The development shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening/boundary treatment provision as shown on drawing numbers 27940-PD106 Rev G and 27940-PD116.
Reason: To safeguard the amenities of the locality and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Unless otherwise agreed in writing by the local planning authority the works to the listed building detailed on drawing numbers 27940-PD107 Rev E, 27940-PD108 Rev D, 27940-PD109 Rev D, 27940-PD111 Rev F, and 27940-PD112 Rev D shall be executed in full to the satisfaction of the Local Planning Authority prior to occupation of any units of accommodation.
Reason: To ensure the works of repair and restoration which positively benefit the building are undertaken having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 Notwithstanding the provisions of the General Permitted Development Order 1995 (as amended) no external flues, ducts, meter boxes or solar panels shall be installed/erected on the site other than may be approved in writing by the Local Planning Authority following the submission of details. The features shall thereafter be provided and maintained in accordance with the approved details.
Reason: To protect the character and appearance of the conservation area and special architectural/historic interest of the listed building and its setting having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Notwithstanding the submitted details no windows or doors shall be installed in the development hereby permitted until full details of materials, designs and finishes of the proposed windows and doors (including internal doors), for the existing and extended Listed Building have been submitted to, and approved in writing by the Local Planning Authority. Windows and doors details to be at 1:20 scale (minimum) and shown in plan, elevation and section in relation to the masonry in which they are to be set. A full scale glazing bar detail to be provided where applicable. The windows and doors, shall thereafter be provided and maintained in accordance with the approved details.
Reason: To protect the special character of this Listed Building and having due regard policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Site Survey Drg No. 27940-PD100
Existing Floor Plans Drg No. 27940-PD101
Existing Floor Plans Drg No. 27940-PD102
Existing Elevations Drg No. 27940-PD103
Existing Elevations Drg No. 27940-PD104
Block Plan Drg No. 27940-PD105
Site Plan Drg No. 27940-PD106 Rev G
Ground Floor Plan Drg No. 27940-PD107 Rev E
1st Floor Plan Drg No. 27940-PD108 Rev D
2nd Floor Plan Drg No. 27940-PD109 Rev D
Roof Plan Drg No. 27940-PD110 Rev C
Elevations Drg No. 27940-PD111 Rev F
Elevations Drg No. 27940-PD112 Rev D
Existing and Proposed Sections Drg No. 27940-PD113
Bin Store & Cycle Store Details Drg No. 27940-PD114

Joinery Details Drg No. 27940-PD115
Boundary Wall Details Drg No. 27940-PD116
Illustrative View (Homewell from north)
Illustrative View (Homewell from west)
Written Scheme of Investigation for Archaeological Excavation and Watching Brief
Southampton City Archaeology Unit 3rd Revision 30/1/2013
Written Scheme of Investigation for Archaeological Watching Brief Southampton
City Council Archaeology Unit 8/01/2013
Heritage Statement (John Pike)
Design and Access Statement PDP Architecture
Method statement Regarding Construction Parking and Mud on Road Walthams Ltd
Landscaping Scheme
External Material Schedule/Lighting
Arboricultural Method Statement Bernie Harverson Feb 2013
Tree Retentions & Removals Plan Drg No. BJH 03a
Tree Protection Plan + Site Set Up Drg No. BJH 04a
Outline Transport Statement
Letter PDP Architecture dated 26th March 2013
Letter PDP Architecture dated 9th April 2013
Letter PDP Architecture dated 17th April 2013

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

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| CS11 | Protecting and Enhancing the Special Environment and Heritage of
Havant Borough |
| CS16 | High Quality Design |

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the nature of development; effect on conservation area; effect on character and appearance of Listed Building; effect on archaeological interest of the site. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 Civic Offices or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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)

28 June 2013