Havant BOROUGH COUNCIL

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Mr Galloway
Peter Galloway Partnership
8-10 Burgan House East Street
Havant
Hants
PO9 1AQ

For: Mr Rea

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

Application Number: APP/12/00082
Site Address: 13 East Street, Havant, PO9 1AD
Proposal: Change of use from class A2 to C3 (residential), 1No. 4 bed dwelling.

Further to your application received on 24 January 2012, which was valid from 01 February 2012, 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 2 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan no. 12/02/01
Proposed floor plans no. 12/02/06 A
General arrangement plan no. 12/02/02 E
Proposed window detail no. 12/02/05 B
Schedule of improvement works rev. C / amended 17/04/12
Photographs 12/02/P01

Reason: - To ensure provision of a satisfactory development.

3 The cast iron fireplaces in the living room and bedroom 2 shall be retained in situ unless otherwise agreed in writing by the local planning authority.
Reason: To retain features that contribute to the buildings architectural and historic interest and having due regard to policies CS11 and CS16 of the Core Strategy and the National Planning Policy Framework 2012.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

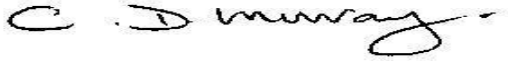
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM3	Protection of Existing Employment and Tourism Sites

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 loss of A2 Office use and external alterations. 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 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 Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

13 August 2012

Our Ref: APP/12/00082