



Havant
BOROUGH COUNCIL

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For: Mr Porter

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

Application Number: APP/12/01280

Site Address: Westminster Works, 15 Nile Street, Emsworth, PO10 7EF

Proposal: Conservation Area consent for demolition of existing buildings. (Revised Application.)

Further to your application received on 06 December 2012, which was valid from 11 December 2012, 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 your regard to this 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 and having due regard to policies CS11.4, and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

- design and access statement received on 6 Dec 2012
- heritage statement received on 6 Dec 2012
- Market report dated 12 September 2012
- Existing floor plans, sections and elevations drg no. 1216/0.001 rev D1
- Proposed floorplans, sections and elevations drg no. 1216/2.001 rev D1
- Proposed site layout sight lines drg no. 1216/2.002 rev D1

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 impact on the character and setting of the Conservation Area. 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 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) 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,
- (5) Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.



Mr Chris Murray
Service Manager (Planning Development)

01 February 2013