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BOROUGH COUNCIL

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232 London Road
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For: Mr Laly

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

Application Number: APP/13/00005

Site Address: 39 Sea Front, Hayling Island

Proposal: Listed Building Consent for alterations to fenestration and internal alterations to convert building from 1No. bedsits to 7No. flats. (Revised Application.)

Further to your application received on 02 January 2013 which was valid from 09 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 your application.
- (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 Prior to the commencement of work large scale details of the proposed windows and doors shall be submitted for the written approval of the local planning authority. To comprise:-
 - a. 1:20 scale full elevation, plan and section shown in context with the masonry into which it is to be set To be cross referenced to a floor plan/elevation drawing of the building as a whole to identify the location.
 - b. Drawings to be annotated to show the method of opening and intended finishes.
 - c. Full size glazing bar detail.

All work to be undertaken in full accordance with such approval.

Reason: To ensure appropriate detailing which respects the building's special architectural and historic interest and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Unless otherwise agreed in writing, all elements of the work shown on the following
- Our Ref: APP/13/00005

Dwg nos:

Proposed section plan - DN: 4127.11.5

Proposed BS, GF, LGF, UGF, FF, SF, TF Plans - DN: 4127.11.50 B

Existing and proposed sides, rear, front elevations and part proposed and existing basement elevations - DN: 4127.11.6 B

accompanying the Heritage Statement and Schedule (entitled 'recommended listed building works following visual survey carried out in September 2012') shall be implemented to the full satisfaction of the local planning authority, prior to the occupation of any of the newly created units of accommodation.

Reason: To retain control over the development and to ensure an appropriate repair methodology which respects the special architectural and historic interest of the building and having regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Furthermore, the acceptability of the proposals is based on the scheme as a whole to create a long term sustainable use for the listed building and to address previous unauthorised work.

- 4 Prior to the commencement of work, details of any external flues, ducts, external pipe runs, or meter boxes shall be submitted for the approval of the local planning authority in writing.
Reason: To preserve the character and appearance of the listed building and having due regard to policy CS11 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, all new rainwater gutters and down-pipes shall be of cast iron or other approved metal and have a painted or powder coated finish to an agreed colour.
Reason: To safeguard the architectural and historic character of the Listed Building and having due regard for Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 All damaged and missing areas of cornice and skirting shall be replicated to match. Any new internal partition walls shall be inserted in such a way that the original cornice and skirtings are preserved in situ.
Reason: To maintain the architectural interest of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The fire safety measures, sound insulation works and method of ventilating the rooms shall be carried out in full and completed in accordance with the specification and details supplied with the application. Any deviation from this programme of work works must be approved in writing by the local planning authority.
Reason: For the avoidance of doubt and to maintain control over works which have a direct impact on the building's special architectural and historic interest and having due regard to policy CS11 of the 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:

Schedule of works - Sept 2012

Heritage Statement - received 2/1/13

Design and Access Statement - received 2/1/13

General Works Schedule - received 2/1/13

Acoustic Data Sheet - received 2/1/13

Site Plan - 1:1250

Block Plan - 1:500

Existing BS Plan - DN: 4127.11.1 A

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Existing GP and UG Plan - DN: 4127.11.2 A
Existing FF and SF Plan - DN: 4127.11.3 A
Existing TF and Roof Plan - DN: 4127.11.4
Proposed section plan - DN: 4127.11.5
Proposed BS, GF, LGF, UGF, FF, SF, TF Plans - DN: 4127.11.50 B
Existing and Proposed sides, rear, front elevations and part proposed and existing
basement elevations - DN: 4127.11.6 B

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

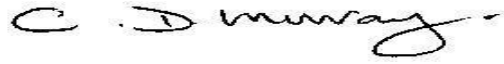
- | | |
|------|--|
| CS11 | Protecting and Enhancing the Special Environment and Heritage of
Havant Borough |
| CS16 | High Quality Design |

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 effect on the Listed Building. 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.gvo.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 were updated about issues after the initial site visit

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

27 February 2013