



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr O'Donovan
Turley Associates
Brunswick House
8-13 Brunswick Place
Southampton
SO15 2AP

For: Linden Ltd trading as Linden Homes
Southern and The EPOLC

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

Application Number: APP/12/00761

Site Address: St Michaels Convent, 354 London Road, Waterloo, PO7 7SS

Proposal: Listed Building Application for demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments.

Further to your application received on 20 July 2012 (which was valid from 16 August 2012) 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; 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 Notwithstanding the details submitting, no work shall commence on St Michaels Convent and Sacred Heart Church until specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure that the materials to be used are appropriate in order to maintain the architectural interest of the buildings and having regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 3 Notwithstanding the submitted details, no work shall commence on St Michaels Convent and Sacred Heart Church until samples and details to a scale of not less than 1:20 elevations and 1:5 sections of all new windows, rooflights, glazed screens, doors and existing staircases and their decorative finishes, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.
Reason: In order to safeguard the special architectural and historic interests of the building and having regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 4 All new rainwater gutters and down-pipes shall be of cast aluminium or other approved metal and have a painted or powder coated finish, the colour details of which are to be submitted to and approved in writing by the Planning Authority.
Reason: To safeguard the architectural and historic character of the Listed Building and having regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 5 No work shall commence beyond general site investigations on St Michaels Convent and Sacred Heart Church until details of the all meter boxes, new vents, flues, air bricks, ventilation extract, plumbing or pipes, other than the rainwater downpipes, have been submitted to and agreed in writing by the Local Planning Authority. The approved details must be implemented and adhered to at all times.
Reason: To safeguard the architectural or historic character of the Listed Building and having due regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 6 All new and existing windows must be single glazed unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the architectural or historic character of the Listed Building and having due regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 7 The following features in St Michaels Convent shall be retained unless otherwise agreed in writing by the Local Planning Authority:
Internal fireplaces, doors, windows, bells and glazed screens.
Reason: To safeguard the architectural or historic character of the Listed Building and having due regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 8 No work shall commence on St Michaels Convent until the ceiling and floor acoustic/compartments (sound proofing) details have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented prior to occupation of the residential flats and adhered to at all times.
Reason: To safeguard the architectural or historic character of the Listed Building and having due regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 9 The dwellings hereby permitted shall not be occupied beyond the sixth dwelling until the works to the north east elevation of the Church of the Sacred Heart have been carried out in accordance with details shown on Drawing No.PP114/195-05 P1.
Reason: In the interests of residential amenity and having due regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 10 No work shall commence on St Michaels Convent until such steps are taken and such works carried out as shall secure the safety and stability of the remainder of the building for the period of execution of the permitted works.
Reason: In the interests of residential amenity and having due regard to policies DM8, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Design and Access Statement
Heritage Statement
Planning Supporting Statement
Material Schedule - Conversion. Dated 15 June 2012
Location Plan - Drawing No.PP1144/100-00 P4.
Site Plan - Drawing No.PP1144/101-01 P4.
Site Plan - Ground Floor Layout Sheet 1 of 2. Drawing No.PP1144/102-00 P5.
Site Plan - Ground Floor Layout Sheet 2 of 2. Drawing No.PP1144/102-01 P4.
Site Sections/Elevations 4 - 6. Drawing No.PP1144/111-00 P1.
Site Sections/Elevations 1 - 3. Drawing No.PP1144/110-00 P1.
Block A Affordable. Apartments, Plots 1 - 4 Elevations. Drawing No.PP1144/120-10 P2.
Block A Affordable. Apartments Plots 1 - 4 Plans. Drawing No.PP1144/120-00 P1.
Block B Affordable. Plans, Section & Elevations. Plots 5, 6, 7. Drawing No.PP1144/121-00 P1.
Block C Affordable. Plans, Section & Elevations. Plots 8 and 9. Drawing No.PP1144/122-00 P2.
Block O (Plots 64, 65) Private. Sections & Elevations. Drawing No.PP1144/134-02 P1.
Block O (Plots 64, 65) Plans. Drawing No.PP1144/134-01 P1.
Block O (Plots 62, 63) Private. Plans, Sections & Elevations. Drawing No.PP1144/134-00 P1.
Block N Private. Sections & Elevations. Sheet 2 of 2. Plots 53 to 61. Drawing No.PP1144/133-11 P2.
Block N Private. Sections & Elevations. Sheet 1 of 2. Plots 53 to 61. Drawing No.PP1144/133-10 P2.
Block N Private. Second Floor & Roof Plan. Plots 53 to 61. Drawing No.PP1144/133-01 P2.
Block N Private. Ground & First Floor Plans. Plots 53 to 61. Drawing No.PP1144/133-00 P2.
Block M Private. Plans, Section & Elevations. Plots 50, 51, 52. Drawing No.PP1144/132-00 P2.
Block L Private. Plans, Section & Elevations. Plot 49. Drawing No.PP1144/131-00 P2.
Block K Private. Section & Elevations. Plots 45 & 48. Drawing No.PP1144/130-10 P1.
Block K Private. Plots 45 to 48. Drawing No.PP1144/130-00 P2.
Block J Private. Sections & Elevations. Plots 40 to 44. Drawing No.PP1144/129-10 P2.
Block J Private. Plans Plots 40 to 44. Drawing No.PP1144/129-00 P2.
Block H Private. Plans, Section & Elevations. Plots 32 - 39. Drawing No.PP1144/127-00 P2.
Block G Affordable. Section & Elevations Plots 22 to 31. Drawing No.PP1144/126-10 P1.
Block G Affordable. Plans Plots 22 to 31. Drawing No.PP1144/126-00 P1.
Block F Private. Elevations Plots 17 to 21. Drawing No.PP1144/125-10 P1.
Block F Private. Plans 17 to 21. Drawing No.PP1144/125-00 P2.

Block E Affordable. Plans, Section & Elevations Plots 14, 15. Drawing No.PP1144/124-00 P1.
 Block D Affordable. Plans, Section & Elevations. Plots 10, 11, 12, 13. Drawing No.PP1144/123-00 P1.
 Ground Floor Layout Plan - Church of the Sacred Heart. Sheet 2 of 4.
 First Floor Layout Plan - Church of the Sacred Heart. Sheet 3 of 4.
 Second Floor Layout Plan - Church of the Sacred Heart. Sheet 4 of 4.
 Elevations 1 to 7- Church of the Sacred Heart. Sheet 1 of 3.
 Elevations 8 to 14- Church of the Sacred Heart. Sheet 2 of 3.
 Elevations 15 to 27 - Church of the Sacred Heart. Sheet 3 of 3.
 Church of the Sacred Heart - North East Gable Treatment. Drawing No.PP1144/195-05 P1.
 Former Convent: Existing & Proposed North East Elevations. Drawing No.PP1144/195-04 P3.
 Former Convent: Existing & Proposed North West Elevations. Drawing No.PP1144/195-02 P1.
 Former Convent: Existing & Proposed South East Elevations. Drawing No.PP1144/195-03 P2.
 Former Convent: Existing & Proposed South West Elevations. Drawing No.PP1144/195-01 P1.
 Former Convent: First Floor Plan - West Church of the Sacred Heart. Drawing No.PP1144/190-01-02 P3.
 Former Convent: Flat 76 Dormer Section. Drawing No.PP1144/196-02 P1.
 Boundary Site Section 1-1 and 2-2. Drawing No.PP1144/160-00
 Boundary Site Section 4-4 and 5-5. Drawing No.PP1144/162-00
 Boundary Site Section 3-3. Drawing No.PP1144/161-00
 Site Survey Existing Sheet 1 of 3. Drawing No.1460_12_01_01
 Site Survey Existing Sheet 2 of 3. Drawing No.1460_12_01_02
 Site Survey Existing Sheet 3 of 3. Drawing No.1460_12_01_03

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
DM8	Conservation, Protection and Enhancement of Existing Natural Features

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 as it would preserve the character and identity of the Listed Buildings and would not affect their architectural or historic interest. 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.

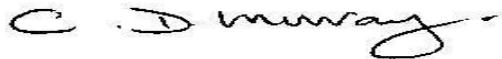
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Planning (Listed Building and Conservation Areas) Act. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw 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.

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- (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,
- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 20 December 2012.



Mr Chris Murray
Service Manager (Planning Development)

20 December 2012