



Havant
BOROUGH COUNCIL

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To:
Mr T Currie
Property Services, Hampshire County Council
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For: Mr Clayton

THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING AND COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) ORDER 1995
Prior Approval Not Required

Application Number: APP/13/00114

Site Address: Site of Former SE Divisional Education Office, River Way, Havant

Proposal: Application to determine whether prior approval is required for the method of demolition of 1No. two storey building and 1No. single storey building and any proposed restoration of the site.

Further to your application received on 05 February 2013, which was valid from 14 February 2013, Havant Borough Council, as Local Planning Authority, advises that its **Prior Approval is Not Required** for the method of demolition and any proposed restoration of the site.

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 shall be carried out within a period of five years from the date of the receipt of a valid application in this case by the 14th February 2018.
Reason: In accordance with The Town and Country Planning (General Permitted Development Order) 1995.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Photographs 1-5
Existing Location Plan Drawing Number P 10102/01
Existing Site Plan P 10102/02
Proposed Site Plan P10102/03
Existing Floor Plans P 10102/04

Reason: In accordance with The Town and Country Planning (General Permitted Development Order) 1995.

Our Ref: APP/13/00114

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It does not relate to any other application that may be required under the Town and Country Planning Acts, 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) 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 Customer Service Centre at the Civic Offices or by telephoning (023)9244 6015.
- (3) The applicant is advised that the Development Engineer (Highways) has requested that suitable boundary fences are provided to prevent demolition material entering the highway during demolition and until the site is in a safe condition to be let. Further the new mounds should be set back a minimum of 500mm from the back edge of the highway to prevent any material migrating to the highway.
- (4) The applicant is advised of the following comments from Havant Borough Councils Environmental Health Officer in relation to asbestos:

Environmental Health raise no objections to this application, but would draw your attention to the likelihood of asbestos containing materials (ACM) being present at the building given it's construction date (between 1956 & 1963). The same would be true of the structures already removed from the site, and it is likely that Environmental Health would upon application to redevelop the site (following demolition) require site investigation to identify the presence / absence of made ground including ACM, or the presence / absence / quantity of asbestos free fibres in soils.

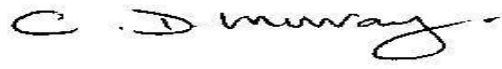
It is not appropriate for Environmental Health to place any conditions upon any consents required for these proposals, if any are determined to be necessary under this application. Any contractor undertaking such works has existing obligations under the Control of Asbestos at Work Regulations 2002, and under the Asbestos Licensing Regulations 1983.

This response is simply intended to make you aware of the potential issue, and to flag any future applications relating to this land for consultation with Environmental Health for comment.

- (5) 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

In this instance:

- Your application was acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, appearing to read "C. D. Murray". The signature is fluid and cursive, with a small horizontal line at the end.

Mr Chris Murray
Service Manager (Planning Development)

21 March 2013