Havant BOROUGH COUNCIL

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Ms J Mottershead
Jane Mottershead Design Ltd
2 Brook Cottages
West Ashling
Chichester
PO18 8DY

For: Mr & Mrs Stone

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

Application Number: APP/12/00130
Site Address: 48 Bath Road, Emsworth, PO10 7ER
Proposal: Conservation Area Consent for the demolition of existing dwelling and outbuilding.

Further to your application received on 31 January 2012, which was valid from 09 February 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 regard to your 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 No demolition shall take place until contracts have been completed for the redevelopment of the site and agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to the National Planning Policy Framework.

Other Important Information:

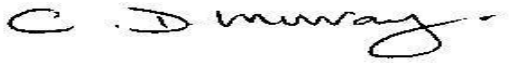
In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

The Council considers that the principle of the development is acceptable in this case. 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.



Mr Chris Murray
Service Manager (Planning Development)

03 May 2012

Our Ref: APP/12/00130