Havant BOROUGH COUNCIL

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Mr M Wilkes
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4 Queensgate
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Fareham
PO160NW

For: Mrs S Pennington

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Discharge of Conditions Application

Application Number: APP/12/00110
Site Address: 10 Southleigh Road, Havant, PO9 2RS

Proposal: Discharge of Condition No's 2, 3, 5 and 6 of Planning Permission APP/11/01496.

This decision relates to your application received on 30 January 2012, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission.

The conditions in respect of which information has been submitted are:

2 Construction of development hereby permitted shall not commence until a 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 Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

Submitted details: (External materials schedule and method statement for mortar removal of cement based pointing)
Facing bricks:
Handmade metric rubber range medium/dark multi faced
handmade metric rubber range medium/dark multi faced and hand moulded metric silver grey matt
Mortar:
Narrow mortar joints and pointing in lime mortar. natural hydraulic lime NHL 3.5 to 1 part lime, 2-2.5 parts aggregate using gauged mix.
Sample panels approved on site.

Comment:
The bricks and mortar will closely match those on the existing building and are considered to be appropriate.

3 Prior to the commencement of the development hereby approved, a repair specification and method statement for the consolidation and repair of the principal front elevation shall be submitted to, and approved in writing by the Local Planning Authority. All work shall thereafter be carried out in full accordance with the approved statement unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

Submitted details:
Repair schedule (annotated photographs)

Comment:
The proposed repair schedule which includes the addition of a steel 'goal post' frame on the rear elevation is considered to be appropriate.

5 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing tree on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 4 metres height when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9

Submitted details:
Construction and maintenance of tree protection fencing details.

Comment:
Access to the site and the storage of materials is to the south of the building and the protected tree is to the west, however it is noted that tree protection measures are in place.

6 Construction of the development hereby permitted shall not commence until details of the windows have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1.

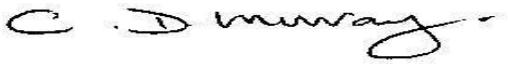
Submitted details:
Drawing no. 11017-501C and traditional casement window details.

Comment:
The submitted details are considered to comply with policy CS11 of the Core Strategy.

(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. 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 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 Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

14 May 2012