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Mr M Holman
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Discharge of Conditions Application

Application Number: APP/12/00159

Site Address: 5 North Street, Havant

Discharge of Conditions No's 2, 3, 5, 6, 9 and 10 of Planning Permission APP/10/00023.

This decision relates to your application received on 13 February 2012 and in particular the plans and other documents submitted with your application as amended by the email from Mark Holman with attached plans dated 3rd May 2012.

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

- 2 Construction of the buildings 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, together with fascia materials and finishes and rainwater goods, 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 saved Policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 5.

The details of the materials shown on drawing number 8180-21 and detailed on the email from Mark Holman dated 3rd April 2012 are considered acceptable and hereby approved.

- 3 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to saved Policies D1, L7 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

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The hardsurfacing materials as detailed on the email from Mark Holman dated 3rd April 2012 are considered acceptable and hereby approved.

- 5 Notwithstanding the submitted details no development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the use of the building hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenities of the locality and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

The details of storage for the disposal of refuse shown on drawing number 8180-05 Rev A is considered acceptable and hereby approved.

- 6 Notwithstanding the submitted plans and details, the development hereby permitted shall not commence until 1:20 scale drawings and sections showing the design and external appearance of the shop front including fascia and security shutters to the recessed doorway have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented prior to the residential occupation of the first and second floors hereby approved, and maintained in accordance with the approved details.

Reason: In the interests of the character and appearance of the Conservation Area, and having due regard to saved Policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 5.

The details relating to the design of the shopfronts shown on drawing number 8180-21 is considered to be acceptable and hereby approved.

- 9 No development hereby permitted shall commence unless and until detailed plans at a scale of 1:20 including sections of the proposed windows and doors have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall thereafter be installed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local planning Authority.

Reason: In the interests of the character and appearance of the Conservation Area and having due regard to saved Policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 5.

The details in relation to windows and doors shown on drawing number 8180-21 (front elevation) and 8180-08 Rev A (rear elevation) are considered acceptable and hereby approved.

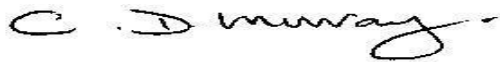
- 10 The residential occupation of the development hereby permitted shall not commence unless and until a scheme of lighting for the access route to the flats has been submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be provided and maintained in accordance with the approved scheme.

Reason: To ensure that adequate safety and security is maintained for occupants and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

The details in relation to lighting shown on drawing number 8180-05 Rev A are considered acceptable and hereby approved.

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 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.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 Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.
- (4) The applicant is advised that conditions 6, 9 and 10 impose ongoing requirements for compliance.



Mr Chris Murray
Service Manager (Planning Development)

04 May 2012