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For: Mr and Mrs Sinclair

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

Application Number: APP/12/01212

Site Address: 35 Havant Road, Emsworth, PO10 7JD

Proposal: Listed Building Consent for demolition of existing garage, rear and side and external staircase and erection of new detached garage and single storey rear extension. Removal of external first floor door. Partial bricking up with new window.

Further to your application received on 19 November 2012, which was valid from 26 November 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 regard to 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 Window replacement shall be limited to units labelled windows 1 – 12 inclusive on dwg.no. 12180/5a dated 18.01.2013, unless otherwise agreed in writing by the local planning authority.
Reason: For clarity and to ensure no unnecessary loss of windows of architectural/historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/12/01212

- 4 Prior to the commencement of work, large scale (1:20) plans, elevations and sections, and a full size glazing bar detail, of the proposed windows, shown in relation to the masonry into which they are to be set, shall be provided for the approval in writing of the local planning authority. All work shall be carried out in full accordance with such approval.

Reason: To ensure the detailing is appropriate for this listed building and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Large scale 1:20/1:5 joinery details of the staircase balustrade shall be provided for approval in writing by the local planning authority. All work shall be carried out in full accordance with such approval.

Reason: To ensure the detailing is appropriate for this listed building and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement - 21/11/12

Site Photographs - 21/11/12

Proposed Site Block Plan - DN - 12180/4

Site Location and Block Plan - DN - 12180/1

Proposed elevations & floor plans - DN-12180/5a

Existing floor plans - DN-12180/ 2

Proposed elevations - DN-12180/ 3

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

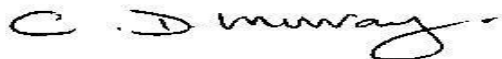
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design

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 in terms of effect on the listed building. 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.
- (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/pes.
- (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) Attention is drawn to the Advice Note dated April 2012, and pre-application guidance GEN/12/00738 dated 27 July 2012. This information should inform the preparation of detailed window drawing. If in doubt advice should be sought from the local planning authority Conservation Officer.



Mr Chris Murray
Service Manager (Planning Development)

13 February 2013