Havant BOROUGH COUNCIL

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For: Mr Harris Burland

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

Application Number: APP/11/01381
Site Address: 8 King Street, Emsworth, PO10 7AZ
Proposal: Listed Building Consent for a railing to the front of the property with a brick base; existing porch roof to be re-leaded and firing added; existing valley gutter to be replaced; proposed brick piers to butress garden wall; rear double doors to existing garage; existing internal timbers to be treated and replaced and existing loft space insulated.

Further to your application received on 25 August 2011, which was valid from 09 September 2011, 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 in connection with your application; and

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Prior to the commencement of work, 1:20 scale drawings (elevation & section) and manufacturers details of the proposed railings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved details shall be used in carrying out the development.
Reason: in the interest of the protection of the character of the listed building 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 and 5.

3 The works hereby permitted shall not commence until samples of any bricks to be used 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, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1.

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

- Application form received on 25/8/11
- Heritage and Design and Access Statement received on 25/8/11
- Drawing No. 11116/001 - Existing and Proposed elevations, site plan, block plan, floor plans
- Drawing No. 11116/002 - Existing and Proposed garage doors.

Reason: - To ensure provision of a satisfactory development.

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 Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM9	Development in the Coastal Zone

National Policies

PPS 5	(Planning for the Historic Environment)

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect of the works on the character of 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.gvo.uk/pcs.

(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.

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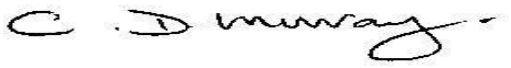

Mr Chris Murray
Service Manager (Planning Development)

27 October 2011

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