



Havant
BOROUGH COUNCIL

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Mr M Helyer
Helyer Design
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Queen Street
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**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/12/00278

Site Address: Quay House 68 King Street, Emsworth

Proposal: Discharge of Condition No's 2 and 4 of Planning Permission APP/11/01064.

This decision relates to your application received on 14 March 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 No development shall commence until samples and details of all external facing (including large scale (1:20) details for all new windows and door), including glazing and roofing materials have been 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 policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, and Planning Policy Statement 5.

Details Submitted

Materials as set out on Drg no 10067/006 Rev D and comprising :-

Roo Fascia, soffits and Rainwater goods - Zinc - Colour Anthracite

Facing brick - Rudgewicks

Cladding - Cedar Boarding sawn feather edge 25mm by 150mm lapped by 25mm so you see 125mm of each board [This is what TRADA recommend for best weathering / life span]. It will be left to silver .

Windows - Fineiine / SAPA - Andosied Aluminium - colour Bronze and sections as provided on drg no 10067/310 rev D, and 10067/302 rev D, and 10067/303 Rev D

Our Ref: APP/12/00278

Reasons for approval

The submitted materials which have been agreed by the Conservation Officer are acceptable and satisfy the informational requirements of condition 2 of planning permission APP/11/01064.

- 4 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site (in particular along the west elevation of the single storey element) not proposed to be hard surfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and Planning Policy Statement 5.

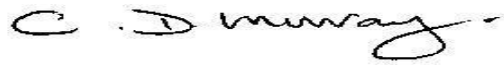
Details Submitted

The submitted planting plan dated Jan 2012 and received 14 March 2012 provides details of landscaping.

Reasons for approval

The submitted details which have been agreed by the landscape architect are acceptable and satisfy the informational requirements of condition 4 of Planning Permission APP/11/01064.

- (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.

A handwritten signature in black ink, appearing to read "C. D. Murray". The signature is fluid and cursive, with a small horizontal line at the end.

Mr Chris Murray
Service Manager (Planning Development)

11 April 2012