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Mr G Nicolls
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For: Collina Ltd

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

Application Number: APP/11/01323
Site Address: 30 High Street, Emsworth, PO10 7AR
Proposal: Listed Building Consent to demolish lean-to roof above boiler room to rear at first floor level, part of external stair case and internal alterations.

Further to your application received on 26 July 2011 which was valid from 09 August 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 with your application.

(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 **any** work on site the following details shall be submitted to the local planning authority for approval in writing:-

a. Large scale (min. 1:20) elevation, plan, section and full size glazing bar profile (where appropriate) of all new windows.
b. Large scale (min 1:10) elevation, plan and section of the proposed front door and fanlight.
c. Large scale (min 1:20) elevation and section of the revised stair balustrade, the detail of which should take its cue from the current design.
d. Details (including samples) of all external building materials.
e. Detailed proposals for sound & fire separation between floors and fire protection measures affecting existing and proposed new doors.
f. Details of any external flues, vents and meter boxes.

All work shall subsequently be carried out in full accordance with such approval.

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Reason: To ensure these works are appropriately detailed and respect the character, appearance and intrinsic architectural/historic interest of the listed building and having due regard to Policy CS11 of the Havant Core Strategy 2011, which forms parts of the Local Development Framework and Planning Policy Statement 5.

3 All new works shall be carried out using materials and finishes to match the existing e.g the repair of lathe and plaster ceilings in a like for like form.
Reason: To preserve the significance and character of the listed building and having due regard to Policy CS11 of the Havant Core Strategy 2011, which forms parts of the Local Development Framework and Planning Policy Statement 5.

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

- Application form received on 26/7/11
- Heritage, Design and Access Statement received on 26/7/11
- DN 021210/TP.10 Rev A - proposed west elevation
- DN 021210/TP. 11 Rev B - proposed rear elevation
- DN 021210/TP.01 - proposed ground floor plan
- DN 021210/TP.02 - proposed first floor plan
- DN 021210/TP.03 - Proposed second floor plan and roof plan
- DN 021210/TP.04 - Site plan
- DN 021210/TP.09 - proposed front elevation

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

National Policies

PPS 5	(Planning for the Historic Environment)

The Council considers, having regard to the objectives of these policies and proposals, 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 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.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.

(4) The applicant should be aware that in order to secure fuller and more productive use of the building, the loss of the existing stair has been agreed. In part mitigation the replacement stair will need to be of an appropriate quality and embrace balustrade detailing taken from the current design.

(5) The applicant should be aware that the objective should be to retain the existing doors on the second floor and upgrade. Only where this is not possible or would seriously compromise their integrity should replacements be considered. The design of the replacements need to respect the character of the building.

Mr Chris Murray
Service Manager (Planning Development)

11 October 2011