Havant
BOROUGH COUNCIL

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To:
Mr Helyer
Helyer Design Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hants
PO10 7BT

For: Mr Pritchard

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
Grant of Conservation Area Consent

Application Number: APP/10/00921
Site Address: 68 King Street, Emsworth, PO10 7AZ
Proposal: Conservation Area Consent for the demolition of existing building and garage.

Further to your application received on 19 November 2010, which was valid from 23 November 2010, Havant Borough Council as Local Planning Authority **Grants Conservation Area Consent** for the above proposal.

This consent is subject to compliance with:

(i) The plans and other documents submitted with your application, and

(ii) The following conditions:

Conditions:

1 The works to which this Conservation Area Consent relates must be begun within a period of 3 years beginning with the date of which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The demolition authorised by this consent shall not be commenced until a binding contract for carrying out works of redevelopment of the site is made and planning permission has been granted for the redevelopment for which the contract provides.
Reason: In order to protect the special character of the area and to prevent the site remaining vacant for a significant period of time and having due regard to saved *Policy 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.

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Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011
HE1 (Development in Conservation Areas)
L1 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

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 on the Conservation Area and the wider Area of Outstanding Natural Beauty. 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 Buildings 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/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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment

11 February 2011

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