Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Mr J Groom
John Groom Chartered Architect
32A High Street
Emsworth
Hants
PO10 7AW

For: Mr & Mrs M Uden

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00919
Site Address: 2 Queen Street, Emsworth, PO10 7BL
Proposal: Replacement of 4No. Crittall windows with timber sliding sash windows at first and second floors within Emsworth Conservation Area.

Further to your application received on 18 November 2010 which was valid from 24 November 2010 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission 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 commencement of the development hereby approved, 1:20 scaled plans of the replacement first floor and second floor windows in the front elevation as shown on Drawing No. 10/242/8A JG shall be submitted to and approved in writing by the Local Planning Authority. Those plans shall show the windows in plan, elevation and section with full size glazing bar detail. Thereafter, the windows shall be completed strictly in accordance with the approved details.
Reason: In order to ensure the quality and character of the building within the conservation area and having due regard to saved Policies D1 and HE7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Statements 1 and 5.

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

D1	(High Quality Design)
HE1	(Development in Conservation Areas)
HE7	(Extensions and Alterations to Listed Buildings)

National Policies

PPS 1	(Delivering Sustainable Development)
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 character of the existing dwelling and the Conservation Area. 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 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.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 Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment

18 January 2011

Our Ref: APP/10/00919