Havant
BOROUGH COUNCIL

Civic Offices
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To:
Mrs Jezeph
Bryan Jezeph Consultancy Ltd
The Gallery
3 South Street
Fareham
Hants
PO14 4DL

For: Borland and Bound

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/10/00806
Site Address: 6 High Street, Emsworth, PO10 7AW
Proposal: Change of use from A1 (retail) to A2 (lettings agency).

Further to your application received on 28 October 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 The existing display windows at the ground floor site frontage to High Street shall be permanently retained with clear and unobscured glazing and the window displays within the premises shall remain visible from the outside, unless the Local Planning Authority gives prior written approval for any variation.
Reason: In the interests of visual amenity, the character of the conservation area, to ensure the continuity of the shopping facade as part of the visual character and vitality of the area and having due regard to saved Policies TC9 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 4 and 5.

3 Illumination of the ground floor windows at the site frontage to High Street shall only comprise discrete lighting whereby any light source is not outward facing towards the street, but is designed only to light the display within each individual window, unless the Local Planning Authority gives prior written approval for any variation.
Reason: In the interests of visual amenity, the character of the conservation area and vitality of the retail area, mindful of the description of intended illumination in paragraph 5.3 of the Agent's Supplementary Statement which was received by the Local Planning Authority on 18th January 2011s, and having due regard to saved Policies TC9, HE1 and PC4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 4 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

HE1	(Development in Conservation Areas)
PC4	(Light Pollution)
TC1	(Hierarchy of Centres)
TC6	(Changes of Use Primary Frontages)
TC9	(Control of Class A3, A4 and A5 Food and Drink Uses - Town Centres and District Centres)

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 4	(Planning for Sustainable Economic Growth)
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 rhe effect on the streetscene and the effect on the neighbouring properties. 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
01 February 2011

Our Ref: APP/10/00806