



To:
Mr D Rose
1B Briarwood Close
Fareham
Hants
PO16 0PS

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 10/73895/000

Site Address: 21 North Street, Havant, PO9 1PW

Proposal: Change of use from retail (A1) to fitness club (D2).

Further to your application received on 25 March 2010, which was valid from 06 April 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, and
- (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 premises shall be used only for a Fitness Club, and for no other purpose whatsoever, including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To accord with the terms of the application and to ensure that the use adds to the viability and vitality of Havant Town Centre and having due regard to saved Policies TC1 and TC6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Planning Policy Statements 1 and 4.
- 3 The premises hereby permitted shall not open to the public before 09.00 hours or remain so open after 20.00 hours on Monday to Saturday or at any time on Sunday or any recognised Public Holiday.
Reason: To protect the amenities of nearby residential properties and having due regard to saved Policy PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 23.

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- 4 The change of use hereby permitted shall not commence unless and until a scheme has been submitted to and approved in writing by the Local Planning Authority, showing the retention of the existing shopfront and incorporating an appropriate window display. The approved scheme shall thereafter be provided, retained and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- Reason:** In the interests of visual amenity and to ensure the continuity of the shopping facade and having due regard to saved Policies TC6 and TC14 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Planning Policy Statements 1 and 4.

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)
PC1	(Control of Potentially Polluting Uses)
T6	(Public Transport, Cycling and Walking New Development)
TC1	(Hierarchy of Centres)
TC14	(Shopfronts)
TC6	(Changes of Use Primary Frontages)
UA1	(Concentration of Development within the Urban Areas)

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 character and appearance of the area and adjacent Conservation Area, the effect on vitality and viability of the town centre and retail policy and highway implications. 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.

Stewart

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Mrs J A Batchelor
Head of Development & Technical
Services

01 June 2010