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Your ref: PP-12207879

Our ref: Gascoigne Pees
Emsworth

8th June 2023

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)

APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION 2 OF APPLICATION REF. APP/22/01188

Carter Jonas is instructed by Connells Group (the 'applicant') to submit an application for the approval of details reserved by condition 2 of application ref. APP/22/01188, which granted listed building consent for the replacement of 4 windows on the southern elevation of the rear extension at 1 South Street, Emsworth, PO10 7EG (the 'site').

Condition 2 reads:

Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows have been submitted to and approved in writing by the local planning authority.

The details to comprise: -

- a) Plans to clearly identify the window in question and its location within the building. These should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.*
- b) 1:20 elevation and plan; 1:5 section and full-size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading) if applicable.*
- c) The materials used, method of opening and finishes.*

Reason: - To ensure provision of a satisfactory development and to ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the Emsworth Neighbourhood Plan and the National Planning Policy Framework.

In accordance with the requirements of this condition, detailed drawings which include finishes are now submitted to the Council.

In addition to this covering letter, the following documentation has been submitted via the Planning Portal (PP- 12207879) to accompany this application:

- Application form;
- Drawing ref. GSP_EMS_01;
- Detailed drawings by Mr Allan Bagley;
- Copy of Decision Notice for APP/22/01188

I trust that the above and enclosed is sufficient to enable validation of this application. However, should you have any questions or require further information, please do not hesitate to contact me.

Yours faithfully,



Ellie Neal
Senior Planner

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