

[REDACTED]

From: Driver, Jonathan
Sent: 04 January 2023 15:44
To: Pickup, Tina
Cc: [REDACTED]
Subject: RE: APP/22/01165 - 286 - 288 London Road, W/I - prior notification of conversion to 21 flats

Good afternoon Tina, happy new year to you too –

This one is pretty straightforward from a contamination perspective –all habitable space is at first floor & above, no significant development at ground floor, and no private amenity space. Any hazardous substances present within the building (e.g. asbestos) are not associated with soil, and so would not be material to contamination considerations –it is reasonable to assume that the provisions of both the CAR'12 & Approved document 7 (material & workmanship) will serve to ensure a safe development. No material concerns.

Under this application type, Air Quality (e.g. offsetting of emissions associated with the new landuse) is not a material planning matter, so no comments.

I'll leave it to my colleagues to comment on noise & natural light, but I would make the observation that the 1st floor mezzanine plan does not make clear how the space not forming part of this development will be arranged/utilised. I assume that mezzanine refers to a mezzanine floor in each flat, and that the bedrooms are not enclosed by a full height wall to the 2nd floor window, permitting natural light. It is also assumed that the access corridor is to be arranged as a double-height space, and that no commercial uses will remain on either the 1st or 2nd floors. Please let us know if this does not correspond to your understanding of the proposals as it may affect consideration of light & noise matters.

Cheers,

Jon

Jonathan Driver
Environmental Control Officer

Havant Borough Council Environmental Health
Public Service Plaza, Civic Centre Road, Havant, Hants PO9 2AX

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From: Pickup, Tina <Tina.Pickup@havant.gov.uk>
Sent: 04 January 2023 14:28
To: HBC Environmental Health <EHealth@havant.gov.uk>

Subject: APP/22/01165 - 286 - 288 London Road, W/I - prior notification of conversion to 21 flats
Importance: High

Happy New Year EH team ☺

We consulted you on 7/12 on this prior notification APP/22/01165 and whilst I appreciate we've had the Christmas closure, nevertheless we only get 56 days to determine these applications, and if a decision is not made by then, then the development gets automatic deemed consent.

So it is imperative that I receive your comments urgently please –the 56 day expiry date is 27 January and I need time to collate and deal with your comments.

I need please responses covering:

Contamination;
impacts of noise from other commercial premises on the intended occupiers;
and a check for adequate natural light in all habitable rooms.

Could you please chase and alert the relevant officers to the need for these responses asap.

Thanks, Tina

Tina Pickup
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CURRENT WORKING PATTERN –Monday, Wednesday, Friday

Advance Notice of Leave: Thursday 22nd December to Tuesday 3rd January inclusive

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