

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990,  
SECTION 38**

**LISTED BUILDING ENFORCEMENT NOTICE**

***ISSUED BY: HAVANT BOROUGH COUNCIL***

1. THIS NOTICE issued by Havant Borough Council ("the Authority") as the local planning authority for the purposes of the Planning (Listed Building and Conservation Areas) Act 1990 ("the Act") in relation to the building described in the First Schedule. It appears to The Council that there has been a breach of planning control, which constitutes a contravention of Section 9(1) or (2) of the Act. The Authority consider it expedient to issue this Notice having regard to the effect of the works on the character of the building as one of special architectural or historic interest.

The Annex at the end of the Notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Antrims Barn, St Peters Road, Hayling Island, PO11 0RT ("the Land")

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Unauthorised single storey rear extension to Grade II Listed Building on the Land

4. REASONS FOR ISSUING THIS NOTICE

The unauthorised development is harmful to the setting and appearance of the Grade II listed building, having a negative effect on its significance as a designated heritage asset. The harm identified equates to less than substantial harm. In these circumstances, the National Planning Policy Framework (the Framework) identifies that such harm should be weighed against the public benefits of proposals.

It has not been demonstrated that any public benefit exists sufficient to justify the unauthorised development and overcome the identified harm. The unauthorised development fails to satisfy the requirements of the Town & Country Planning Act 1990, the Framework and design and heritage aims of Havant Council's Core strategy in policy CS11 & CS16 and the Borough Design Guide.

5. WHAT YOU ARE REQUIRED TO DO

- (i). Remove the unauthorised single storey rear extension (as shown in the approximate position 'A' on the plan and in the attached photographs at Appendix A) from the Land including all fixtures, fittings, debris, and resultant debris therefrom.
- (ii) No works as required in (i) shall begin before a method statement, detailing how the unauthorised extension shall be removed and the building made good, has been submitted to and approved by the Local Planning Authority
- (iii) Ensure the building is returned to its former state prior to the addition of the unauthorised rear extension.

6. TIME FOR COMPLIANCE:

Nine (9) Months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 10<sup>th</sup> April 2023 unless an appeal is made against it beforehand.

Dated: 06 March 2023

Signed: Claire Hughes

Claire Hughes - Interim Executive Head of Regeneration & Community (Head of Neighbourhood Support)

On behalf of:  
Havant Borough Council  
Civic Centre Road  
Havant  
Hants  
PO9 2AX

## **YOUR RIGHT OF APPEAL**

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the Notice. Please read the enclosed Planning Inspectorate advice note on how to appeal.

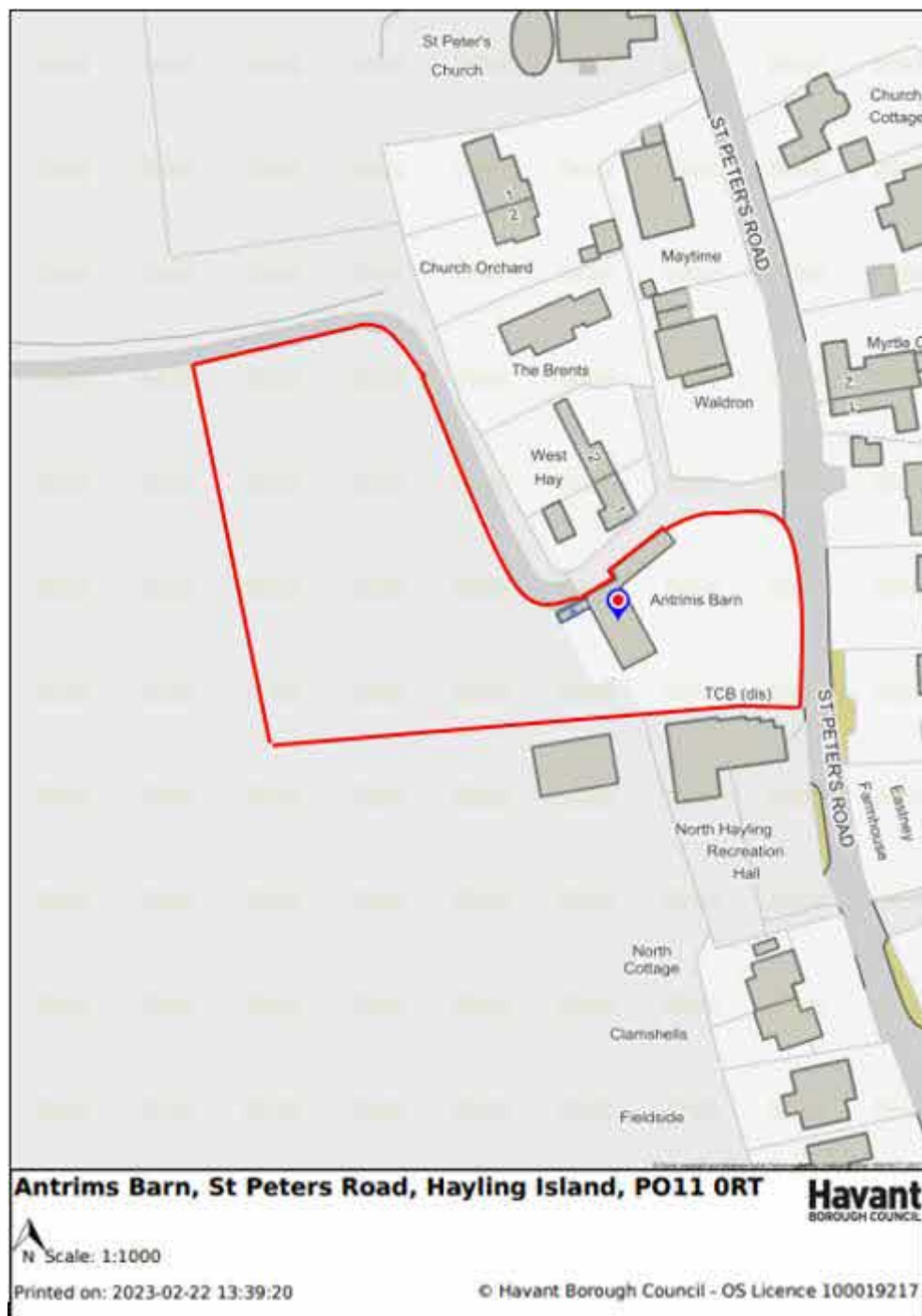
## **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

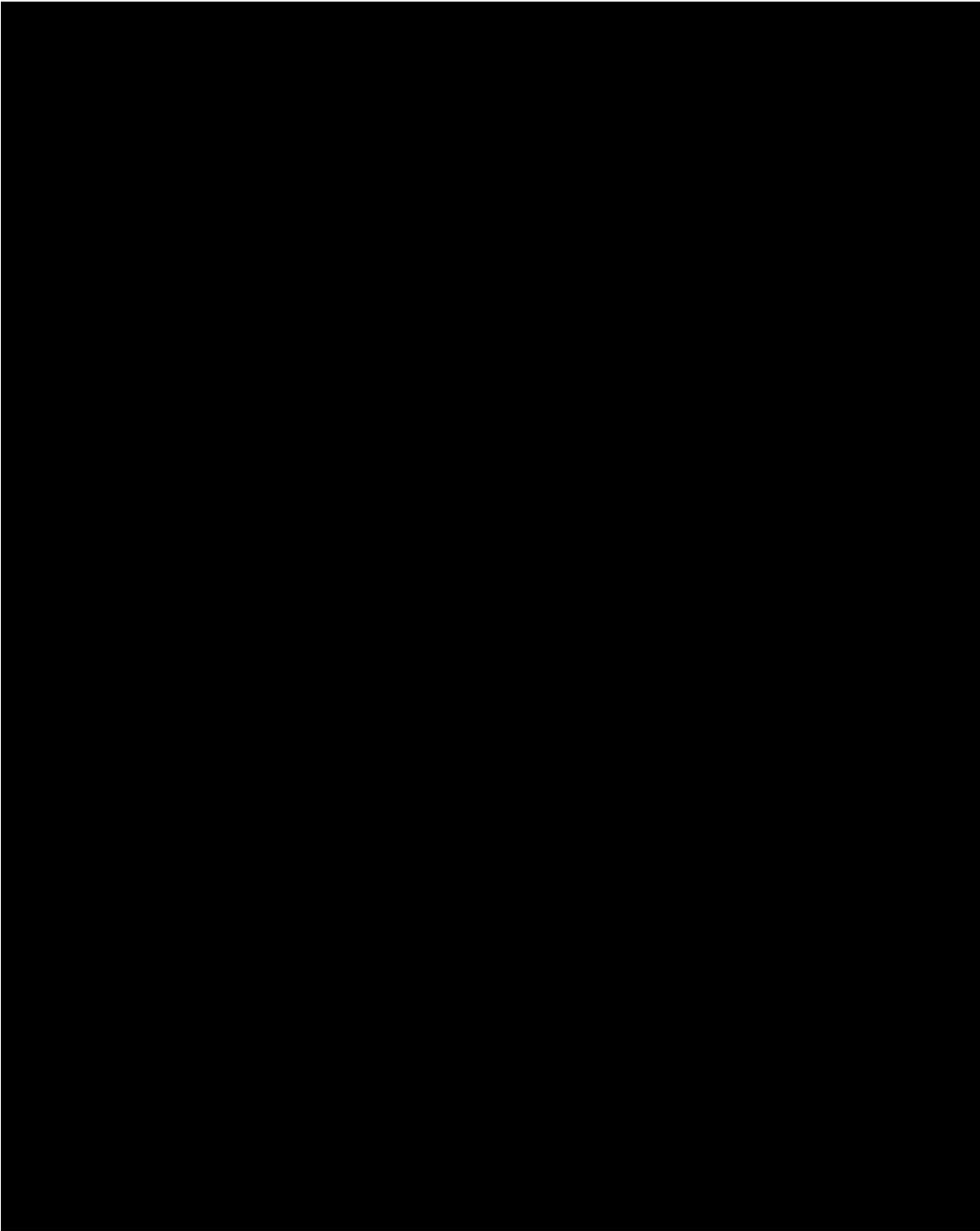
## **SUBMISSION TO SECRETARY OF STATE**

If you appeal against this Notice you must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends you a notice so requiring you, a statement in writing specifying the grounds on which you are appealing against the enforcement notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

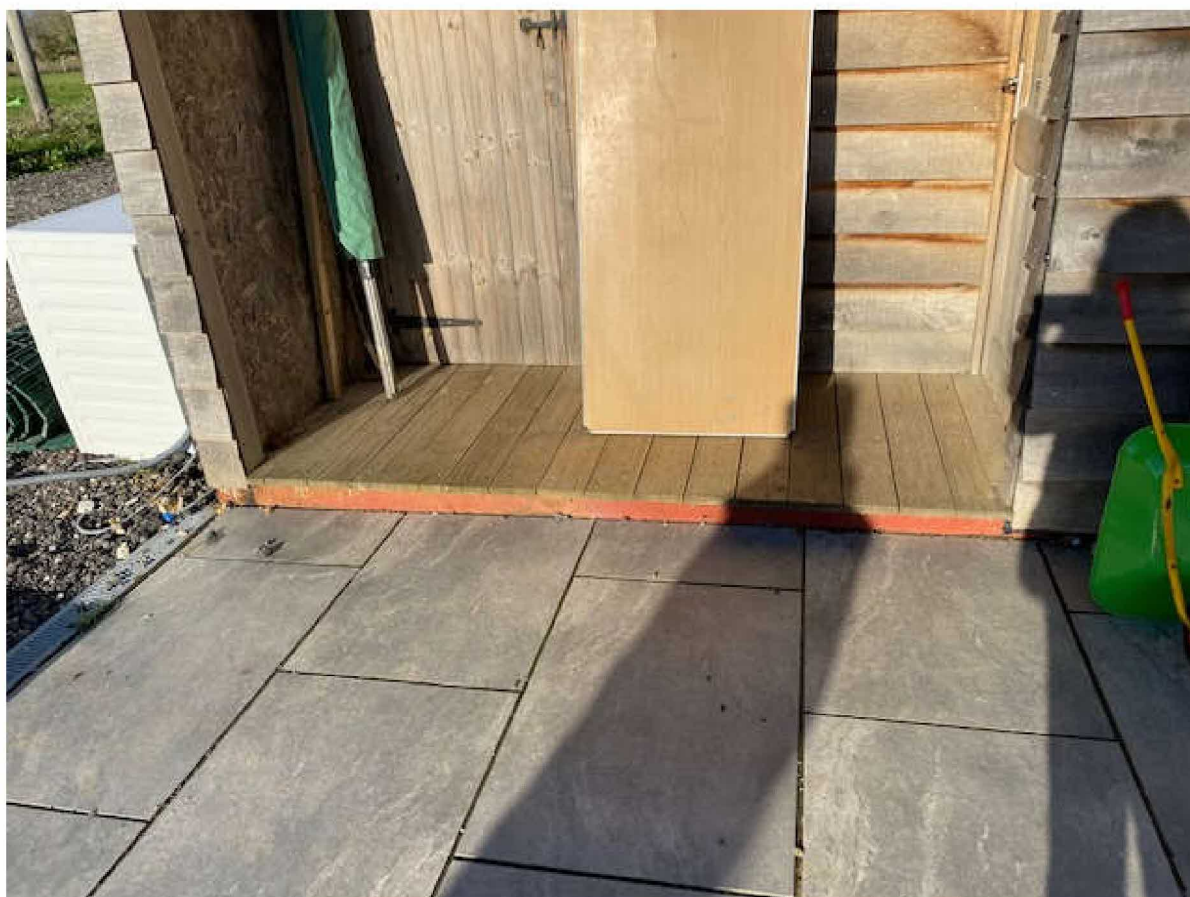
## PLAN



## APPENDIX A









## ANNEX

### The Planning Inspectorate

Address: CST Room 3/13, Temple Quay House, 2 The Square, Temple Quay,  
Bristol, BS1 6PN

Direct Line: 0303 444 5000

### THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- On-line at the Planning Casework Service area of the Planning Portal ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)); or
- By getting enforcement appeal forms by phoning us on 0303 444 5000 or by e-mailing us at [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

**You MUST make sure that The Planning Inspectorate receives your appeal before the effective date on the enforcement notice.**

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:

- The name of the Local Planning Authority;
- The site address;
- Your address; and
- The effective date of the enforcement notice.

The Planning Inspectorate MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.