

P22-0504_LO01v1_PL_BRS_EM_CE

31 March 2022

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)
Variation of Condition 2 (Approved Plans) Pursuant to Planning Permission APP/20/00316
Imperial Palace, 37 Belmont Grove, Havant PO9 3PT
Planning Portal Ref. PP-11156927

Pegasus Group is instructed by Co-operative Group Food Limited to submit an application to vary Condition 2 (approved plans) pursuant to planning permission APP/20/00316 for the change of use and external alterations to the former Imperial Palace restaurant, 37 Belmont Grove, Havant.

Accordingly, the following documents have been submitted online via the Planning Portal (ref. PP-11156927):

1. Completed application form;
2. The following approved drawings listed on the Decision Notice (to be replaced):
 - a. Proposed Site Plan (drg. no. 163094 AP 30C);
 - b. Proposed Ground Floor Plan (drg. no. 163094 AP 31B);
 - c. Proposed Elevations Sheet 1 of 2 (drg. no. 163094 AP 34);
 - d. Proposed Elevations Sheet 2 of 2 (drg. no. 163094 AP 35);
3. The following amended drawings:
 - a. Proposed Site Plan (drg. no. PA/11);
 - b. Proposed Ground Floor Plan (drg. no. PA/13);
 - c. Proposed Elevations Sheet 1 of 2 (drg. no. PA/16);
 - d. Proposed Elevations Sheet 2 of 2 (drg. no. PA/17).

The application fee will be paid online via the Planning Portal.

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Background and Proposal

Planning Permission was granted on 9th December 2021 (ref. APP/20/00316) for the following development:

"Change of use Class A3 (restaurant) to Class A1 (foodstore) with single storey side extensions and alterations to access."

Condition 2 pursuant to this permission requires that development is completed strictly in accordance with the approved plans and supporting documents.

Following the approval of planning permission, further design work has been undertaken and minor alterations have been made to the appearance of the building, comprising a reduction in the height of the roof parapet, and to the footprint of the approved rear extension.

The height of the parapet is to be reduced by approximately 0.73 metres around the perimeter of the roof leaving a fascia band of approximately 1.0 metres. No access is provided to the roof and therefore the approved railings have been omitted from the elevations as they are no longer required.

In addition to the change to the parapet, part of the approved extension to the south west elevation of the building has now been removed from the proposals. The proposed new wall, as illustrated in the extract from the Approved Ground Floor Plan below (drg. no. 163094 AP 31B) has been omitted from the Proposed Ground Floor Plan and the elevations have been updated accordingly.





Planning Assessment

The proposed changes relate to minor elevational changes which will not affect the overall appearance or acceptability of the development as a whole. The change to the south west elevation involves the retention of existing external walls and results in a slight decrease in the footprint of the building from the approved and will serve to break up the south western elevation, adding visual interest.

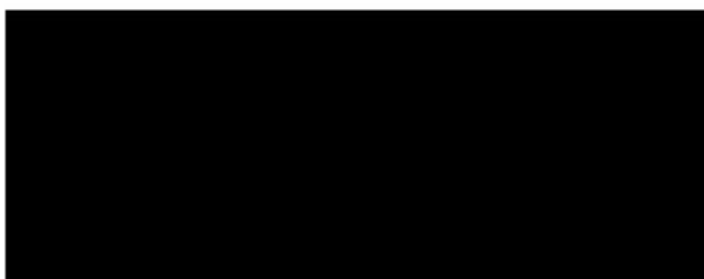
The changes to the roof parapet will lower the apparent height of the single-storey part of the building, reducing the overall bulk of the building. No access is required to the roof as the first floor is to be kept vacant and no roof-top plant is proposed. As such, there is no requirement to provide railings or parapets for health and safety purposes.

The changes are minor in nature and will serve to slightly reduce the scale of the approved extensions. This is considered to have a minor beneficial impact and, as such, the proposed change to Condition 2, to amend the list of approved plans is considered to be acceptable and does not conflict with the requirements of Policy CS16 (high quality design) of the Havant Borough Local Plan (Core Strategy) 2011.

It is noted that planning permission ref. APP/20/00316 was approved subject to a Section 106 Agreement. Clause 16.2 to this Agreement confirms that the Agreement shall apply to any planning permission subsequently granted under Section 73 of the Act or any other planning permission granted under such powers. As such, the determination of this application will not affect the status of the signed Agreement, or the obligations contained therein.

I trust that the above and enclosed are sufficient to allow the application to be registered as valid and look forward to receiving confirmation of the same. However, if you have any queries in the meantime, please do not hesitate to contact me.

Yours faithfully



Emma Morrison

Planning Assistant
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Enc.