FAREHAM
BOROUGH COUNCIL

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Listed Building Consent Decision Notice

Planning Application Reference: P/22/0460/LB

Decision Date: 7th June 2022

Fareham Borough Council, as the local planning authority, hereby **GRANT LISTED BUILDING CONSENT** for the **Replace external front door, Adjustments to hearth in lounge and dining room (Slate to replace bricks lintel raised in lounge to accommodate log burner). Removal of fake beams in kitchen - replace ceiling** at **22 GOSPORT ROAD, STUBBINGTON, FAREHAM, PO14 2AP as proposed by application P/22/0460/LB** subject to the following conditions:

1. The development shall begin before 7th June 2025.
   REASON: To allow a reasonable time period for work to start, in accordance with section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:
   a) East House, 22 Gosport Road, Stubbington – Location Plan.
   b) Heritage / Design and Access Statement – East House, 22 Gosport Road, Stubbington.
   c) Details of Methods and Materials for Installation of Wood Burning Stove – Via e-mail 31st May 2022.
   REASON: To avoid any doubt over what has been permitted.

3. The development shall be carried out in accordance with the approved details.
   REASON: To preserve the listed building, its setting and its features of special architectural or historic interest.

Authorised by Lee Smith
Head of Development Management

Notes to Accompany Listed Building Consent Notice

Listed Building Consent Application Ref: P/22/0460/LB
Decision Date: 7th June 2022.

General Notes for Your Information:

- The approved documents can be obtained by viewing the submitted application online at www.fareham.gov.uk/planning

- Please contact the officer who handled this application Stephen Appleby on 01329 824380 or at sappleby@fareham.gov.uk if:
    - You would like clarification about this notice
    - You would like to make changes to your permission
    - You are unhappy with this decision or the way it has been reached

Right of appeal:

- The person who made this application has the right to appeal to the Secretary of State against the imposition of any of the conditions this consent is subject to.

- Appeals must be made within 6 months of the date of this decision notice (so by 26th December 2022).

- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- Appeals are handled by the Planning Inspectorate on behalf of the Secretary of State. Appeals must be made using a form which you can get from:
    - The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN;
    - Or submit online at The Planning Inspectorate website at www.planningportal.gov.uk/pcs

- There is no third party right of appeal for neighbours or objectors.

Purchase Notices:

- If either the local planning authority or the Secretary of State refuses listed building consent or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

Authorised by Lee Smith
Head of Development Management



- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.

What to do next:

- Please take note of the conditions this consent is subject to. If these conditions are not met, for example if works are not carried out in accordance with the approved documents, the Council has the ability to take enforcement action where necessary.

- This consent relates to listed building consent. It does not grant other forms of consent which you may need, for example:

  Building Regulations consent
  - Building Regulations legislation sets out technical standards required for the design and construction of buildings.
  - For advice please contact The Building Control Partnership:
    - Telephone 01329 824 823
    - Email bcpartnership@fareham.gov.uk
    - Website www.buildingcontrolpartnershiphants.gov.uk

  Consent for works in the vicinity of a public sewer
  - A minimum distance of three metres (for apparatus up to three metres deep) must be maintained between any building and the public sewer. In some cases however, Southern Water will allow buildings to encroach on the public system.
  - For further information please contact Southern Water:
    - Telephone 0845 278 0845
    - Website www.southernwater.co.uk

  Works affecting neighbours
  - Where proposals involve work on party walls or excavations near neighbouring properties, there may be measures required under the Party Wall Act 1996. Fareham Borough Council is not responsible for enforcing the Party Wall Act.
  - For further information please see the following guidance:
    - Website www.gov.uk/party-wall-etc-act-1996-guidance.

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Head of Development Management