Adur District Council

Planning, Regeneration and Wellbeing

Mr David MacDonald
ECE Architecture
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1041/13

On behalf of: Mr Gregg Cottle

In pursuance of their powers under the above-mentioned Acts, for the reason stated hereunder, the Council hereby GRANT Conservation Area Consent for the following works:

Conservation Area Consent for the removal of the existing temporary CAB office, partial demolition of the existing foyer/main entrance and removal of a number of existing trees

The Shoreham Centre Pond Road Shoreham-By-Sea West Sussex

in accordance with and subject to compliance with the details specified in your Plan and Application No. AWDM/1041/13 submitted to the Council on 22/08/2013 subject to due compliance with the conditions specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 12/11/2013

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The existing buildings which are proposed to be removed are of no architectural or historic merit and the trees to be removed are not considered to be of sufficient quality to merit a Tree Preservation Order. The proposed demolition would enable redevelopment with a new building that would enhance the character and appearance of the Conservation Area. It would therefore accord with the relevant policies of the Adur District Local Plan (AB4-5).

Conditions

01. The works for which Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

    Reason: *To comply with Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Site and Location Plan drawing no 001 rev A received 22 August 2013
    Proposed Site Plan drawing no 101 rev A received 22 August 2013
    Existing Ground Floor Plan drawing no 002 rev B received 22 August 2013
    Existing First Floor Plan drawing no 003 rev B received 22 August 2013
    Existing Elevations (east and north) drawing no 005 rev A received 22 August 2013
    Existing Elevations (west and south) drawing no 006 rev A received 22 August 2013
    Proposed Ground Floor Plan drawing no 102 rev A received 22 August 2013
    Proposed First Floor Plan drawing no 103 rev A received 22 August 2013
    Proposed Elevations (east and north) drawing no 104 rev A received 22 August 2013
    Proposed Elevations (west and south) drawing no 105 rev A received 22 August 2013
    Proposed Sections drawing no 106 rev A received 22 August 2013
    External Lighting drawing no 141019-63-EX-01 P1 received 22 August 2013
    Site survey unnumbered received 22 August 2013

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.