ADUR DISTRICT COUNCIL

Mr James Breckell
James Breckell Architects
89 Old Fort Road
Shoreham By Sea
BN43 5HA

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1326/23

Details of Development
PROPOSED DEMOLITION OF THE EXISTING HUNTINGDON HALL (PART OF SHOREHAM FREE CHURCH) AND ANCILLARY BUILDINGS AND CONSTRUCTION OF A NEW CHURCH HALL. APPLICATION TO VARY CONDITION 7 (HOURS OF USE) OF APPROVED AWDM/0784/23

Location of Development
SHOREHAM FREE CHURCH BUCKINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6WF

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 21st September 2023.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
03/11/2023

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
TIMES OF USE LETTER		21.09.2023
PROPOSED LOCATION & BLOCK PLANS	457/A2/02B	09.08.2023
PROPOSED SITE PLAN	457/A2/03C	09.08.2023
PROPOSED FLOOR PLANS	457/A2/06B	09.08.2023
EXISTING & PROPOSED (WEST FACING) FRONT ELEVATION	457/A2/07B	09.08.2023
EXISTING & PROPOSED (EAST FACING) REAR ELEVATION	457/A2/08B	09.08.2023
EXISTING & PROPOSED (SOUTH FACING) SIDE ELEVATION	457/A2/09B	09.08.2023
EXISTING & PROPOSED (NORTH FACING) SIDE ELEVATION	457/A2/10B	09.08.2023
SECTION XX & YY ELEVATIONS	457/A2/11B	09.08.2023
EXISTING LOCATION & BLOCK PLANS	457/A2/01A	05.06.2023
EXISTING FLOOR PLANS	457/A2/04A	05.06.2023

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Plan and shall be adhered to throughout the construction period. The Plan shall provide for:-
(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction;
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
(viii) hours of working which shall be limited to 0800-1800 Monday to Friday and 0830 - 1300 on Saturdays with no working on Sundays or Public Holidays

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the north and east walls of the extension.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

06. The WC window in the north side elevation of the extension hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

07. The hall shall only be used between the hours of 6am and 1am on any day.

Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

08. The hall and cafe hereby approved shall be used in connection with Shoreham Free Church only and shall be not be used independently of the Church.

Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

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.

02. The air source heat pump must comply with the IoA and CIEH guidance: 'Heat Pumps, Professional Advice note (available at https://www.ioa.org.uk/heat-pump-briefing-notes-calculation-sheet-ioa-cieh).

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

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

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).