Worthing Borough Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/10/1098/FULL

Details of Development
RETROSPECTIVE. EXTERNAL ALTERATIONS TO BUILDING AND GROUNDS INCLUDING NEW PITCHED ROOF ON EXISTING FLAT ROOF EXTENSION, CREATION OF TWO LEVEL TERRACE FOR ALFRESCO DINING AND DRINKING WITH TIMBER PERGOLA AND ASSOCIATED SMOKING SHELTER, RAMP FOR ACCESS TO LOUNGE IN EXISTING GARDEN AND IMPROVED ACCESS TO EXISTING PRIVATE YARD.

Location of Development
PUBLIC HOUSE THE LAMB INN SALVINGTON ROAD WORTHING WEST SUSSEX BN13 2JR

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 17th January 2011.

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

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
12/05/2011

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment including the surrounding Conservation Area, and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with Worthing Core Strategy Policies 11 and 16, the saved Policies BE1, H16, H18, RES7 and SC1 of the Worthing Local Plan and the South East Plan Policies SP3, SP4, CC1, CC6, BE1, BE3, BE6 and NRM10.

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

Drawing No. 644.10 Titled SITE LOCATION PLAN dated and deposited 17-01-2011,
Drawing No. 644.04 Rev B Titled EXTERNAL ELEVATIONS EXISTING AND PROPOSED dated and deposited 04-04-2011; and
Drawing No. 644.03 Rev B Titled GROUND FLOOR PLANS EXISTING AND PROPOSED AND SITE LOCATION PLAN dated and deposited 04-04-2011.

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

02. No food shall be served on the outdoor terraces hereby permitted after 11pm each night.

Reason: *In the interests of safeguarding the residential amenities of the occupiers of adjoining properties and in accordance with saved Worthing Local Plan Policy H18.*

03. No playing of live music shall take place on the outdoor terraces hereby permitted after 11pm each night.

Reason: *In the interests of safeguarding the residential amenities of the occupiers of adjoining properties and in accordance with saved Worthing Local Plan Policy H18.*

04. No playing of recorded music shall take place on the outdoor terraces hereby permitted.

Reason: *In the interests of safeguarding the residential amenities of the occupiers of adjoining properties and in accordance with saved Worthing Local Plan Policy H18.*

05. Use of the outdoor seating area hereby permitted shall cease and not take place unless and until the length of hedging along the west boundary is replanted out on the application site to the total length as shown on the approved drawings. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *To preserve the established character and appearance of the Conservation Area and the setting of a Heritage Asset and in accordance with Worthing Core Strategy policy 16; saved Worthing Local Plan Policy BE1 and South East Plan Policies BE1 and BE6.*

06. The external materials and finishes of the base frame of the access entrance ramp hereby permitted shall match those of existing building, with the external surface to be Riven Faced Paving.

Reason: *In the interests of visual amenity, the architectural and historic interest of the Heritage Asset, and to preserve the established character and appearance of the Conservation Area and in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policy BE1 and South East Plan Policies BE1, CC6 and BE6.*

07. The external materials and finishes of the making good of any part of the external walls of the Public House building shall as far as practicably possible match those of existing building.

Reason: *In the interests of visual amenity, the architectural and historic interest of the Heritage Asset, and to preserve the established character and appearance of the Conservation Area and in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policy BE1 and South East Plan Policies BE1, CC6 and BE6.*

08. The external surface material of the lower outdoor terrace hereby permitted shall be Riven Faced Heritage Stone.

Reason: *In the interests of visual amenity, the architectural and historic interest of the Heritage Asset, and to preserve the established character and appearance of the Conservation Area and in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policy BE1 and South East Plan Policies BE1, CC6 and BE6.*

09. The following windows and gates shall be of timber:-

i) Ladies W.C. window,
ii) Access door serving cold unit,
iii) Double access gates to bin store, and
iv) Access gate from beer garden to private yard

Reason: In the interests of visual amenity, the architectural and historic interest of the Heritage Asset, and to preserve the established character and appearance of the Conservation Area and in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policy BE1 and South East Plan Policies BE1, CC6 and BE6.

10. Use of the outdoor terrace hereby permitted shall cease unless within 2 calendar months of the date of this permission all the trellis underhangs of the pergola shown on the approved plan have been installed onto the pergola at the application site, and the underhangs so installed shall be retained as such at all times thereafter.

Reason: *In the interests of visual amenity, the architectural and historic interest of the Heritage Asset, and to enhance the established character and appearance of the Conservation Area and in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policy BE1 and South East Plan Policies BE1, CC6 and BE6.*

11. Within 2 calendar months of the date of this permission the external colour finish of the fencing of bin store on the north face of the Public House building shall be made to match that of the gates of the same bin store.

Reason: *In the interests of visual amenity, the architectural and historic interest of the Heritage Asset, and to preserve the established character and appearance of the Conservation Area and in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policy BE1 and South East Plan Policies BE1, CC6 and BE6.*

12. Details of any external lighting installed on the Public House building and the outdoor terraces hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed on the Public House building and the outdoor terraces hereby permitted unless in strict accordance with those approved details.

Reason: *In the interests of safeguarding the residential amenities of the occupiers of adjoining properties and in accordance with saved Worthing Local Plan Policy H18.*

13. The access ramp, hardstanding, and lower outdoor terrace shall all be constructed out on site to ensure surface water run-off from these is directed toward adjoining permeable areas of land within the application site.

Reason: *To avoid the risk of localised flooding and in the interests of sustainable development having regard to 'Development and Flood Risk' PPS25 and 'Planning and Climate Change: Supplement to PPS1' and Policy 15 of the Worthing Core Strategy.*

14. No trade waste shall be stored on the application site outside of the Public House building other than in the bin store hereby permitted.

Reason: *In the interests of visual amenity and hygiene in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policy H18 and South East Plan Policies BE1, CC6 and BE6.*

Informatives / Notes to Applicant

01. The applicant is advised of the following comments from Worthing Borough Environmental Health team:

Should be one additional wash hand basin in the men's toilets and one additional wash hand basin in the ladies.

02. The applicant should be aware the advertisements most recently installed on the Public House building are unauthorised and would require the prior consent of the Local Planning Authority via the submission of an application.