ADUR
DISTRICT COUNCIL

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Development Control

Application Number: ADC/0541/08

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

Mr Rex Adams
RJA Planning And Building Consultants Ltd
16 Greenacres
Shoreham By Sea
West Sussex
BN43 5WY

On behalf of: Mr C Williams

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

Extension to and part conversion of garage to form a garden room and wet room (Application for Listed Building Consent)

Old Scantlings 26 Church Street Shoreham-by-Sea West Sussex

in accordance with the details specified in your Plan and Application No. ADC/0541/08 submitted to the Council on 14/11/2008 and subject to due compliance with the conditions specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 02/01/2009

SCHEDULE

Reasons for Granting Listed Building Consent

01. The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with the relevant policies of Adur District Local Plan (AB7-9) and the West Sussex Structure Plan 2001-16 (CH5).

Conditions

01. The development hereby granted consent 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.*

02. Notwithstanding the details on the plan submitted (08268-01 D) no development shall be carried out until a schedule and samples of materials and finishes to be used for the external walls, roof, windows and doors of the proposed extension has been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AB9 and AB11 of the Adur District Local Plan and CH5 and DEV1 of the West Sussex Structure Plan.*

03. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect the remaining part of the Listed building from collapse or structural damage.

    Reason: *To preserve the building and to comply with policy AB7 of the Adur District Local Plan and CH5 of the West Sussex Structure Plan.*

04. Upon completion of the work for which listed building consent is hereby granted, any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

    Reason: *To preserve the special character of the building and to comply with policy AB7 of the Adur District Local Plan and CH5 of the West Sussex Structure Plan.*