Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

PLANNING DIVIS

PLAN No

Application for conservation area consent for demolition in a conservation area.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	R D & R Limited C/O
Unit:	
House number:	1
House suffix:	
House name:	
Address 1:	Reed Place
Address 2:	Broomfield Road
Address 3:	
Town:	Harpenden
County:	Herts
Country:	
Postcode:	AL5 4DE

2. Agent Name and Address

Title:	Mr
First name:	Ray
Last name:	Reynolds
Company (optional):	R J Reynolds Ltd Architectural Services
Unit:	
House number:	82
House suffix:	
House name:	Greenacres
Address 1:	
Address 2:	
Address 3:	
Town:	Shoreham by Sea
County:	West Sussex
Country:	
Postcode:	BN43 5XL

3. Description of the Proposal

Please describe the proposed works:

Proposed application to demolish a disused shop with storage under to form a new shop with 3 new maisonettes over and convert an existing shop and offices into 2 maisonettes.

3. Description of the Proposal (continued)

Has the work already started? ☐ Yes ☑ No

If Yes, please state the date when the work was started (DD/MM /YYYY):

(date must be pre-application submission)

Has the work been completed? ☐ Yes ☐ No

If Yes, please state the date when the work was completed (DD/MM /YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: 62/64 House suffix:

House name:

Address 1: New Road

Address 2:

Address 3:

Town: Shoreham by Sea

County: West Sussex

Postcode (optional): BN43 6RB

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☑ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: Mrs. Hannah Barker

Reference: ADC /0573/08

Date (DD/MM /YYYY): (must be pre-application submission) 05.12.2008

Details of pre-application advice received?

Guidance on design, massing and layout of proposed development

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

Planning Notice displayed on front of property

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing shop and the lower ground areas are derelict temporary structures which is not fit for purpose, the original Victorian building is to be retained and converted back to its original residential use

10. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):
	[redacted]	06.02.2009

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):

$Date:2009/05/16 13:01:01 $ $Revision: 1.25 $

10. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

11. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☑

12. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or sig[redacted]

Date (DD/MM/YYYY): 06.02.2009 (date cannot be pre-application)

13. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: Mobile number (optional): [redacted]

Country code: Fax number (optional):

Email address (optional):

14. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01273	462889	

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional): RJR131313@aol.com

15. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☐ Applicant ☑ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Warwick Baker Estate Agents 10 The High St.

Telephone number: [redacted]

Email address: [redacted]

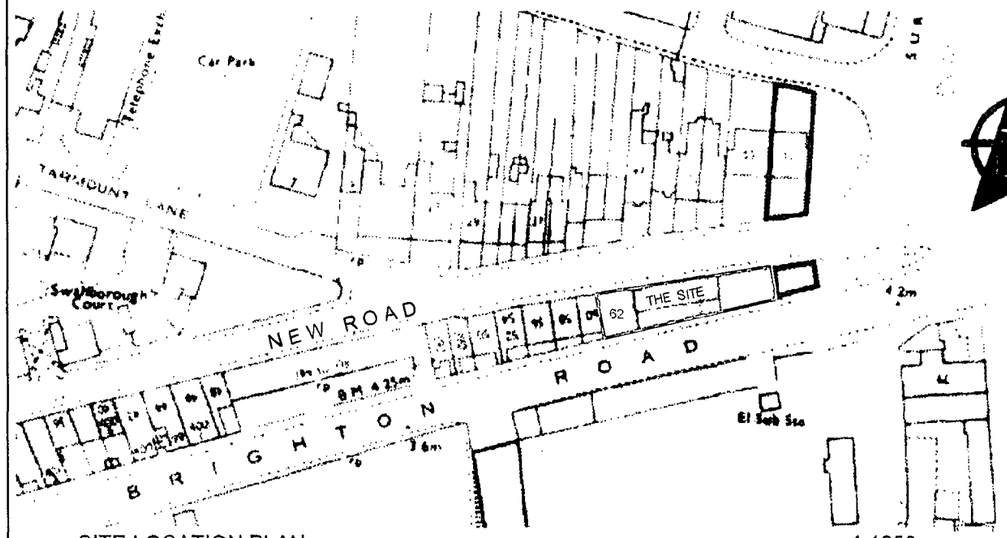
CLIENT
R D & R Ltd.

DRAWING
Site Location & Block Plan with Existing Elevations

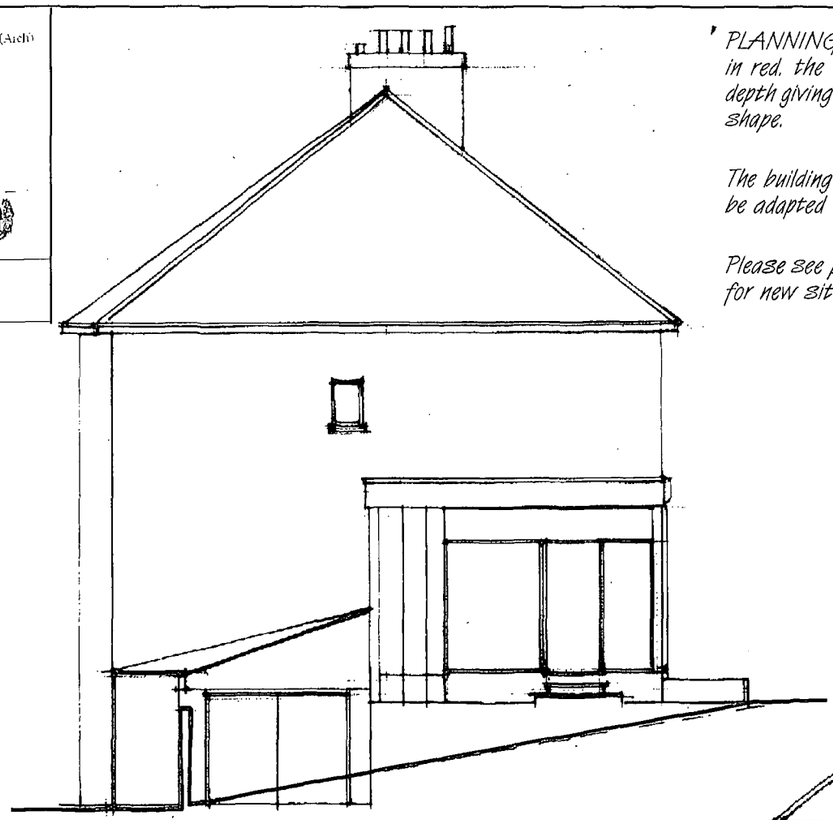
PROJECT
62 New Road
Shoreham by Sea
West Sussex BN43 6RB
Proposed demolition of an existing shop to form a new shop with 3 new maisonettes over and 2 flat conversions.

R.J.REYNOLDS HNC Con. Tech. (Arch)
Architectural Services
82 GREENACRES
SHOREHAM BY SEA
WEST SUSSEX
BN43 5XL
Telephone: 01273 462889
Fax: 01273 441992

drawing	1661/P1	scale	1:100;1:500 & 1:1250	date	Oct. 2008	Revisions	



SITE LOCATION PLAN 1:1250



END ELEVATION (East)

PLANNING NOTES: The site boundaries are indicated in red. the site dimensions are 32 m frontage x 9 m depth giving a site area of 264 sq. metres of an irregular shape.

The building is on a combined drainage system which will be adapted internally to suit the new proposals.

Please see proposed block plan on drawing 1661 /P6 A for new site layout.

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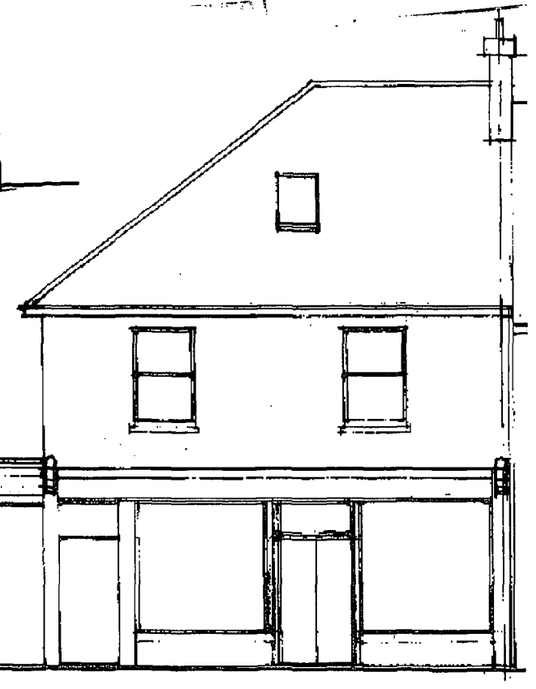
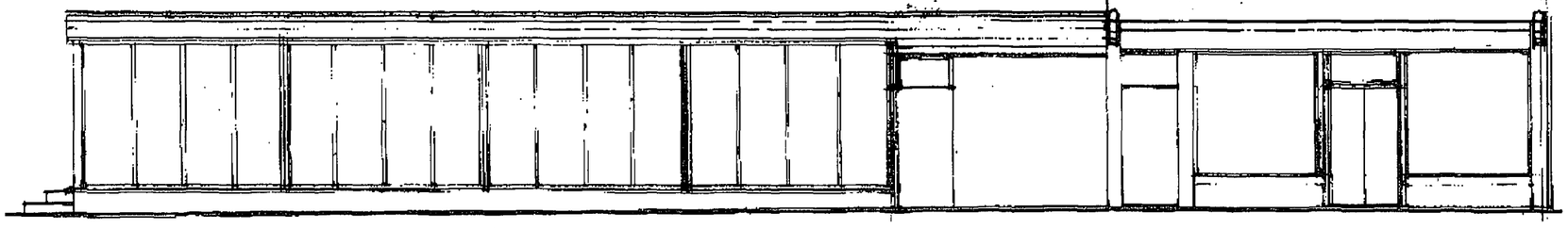
PLANNING DIVISION
PLAN No. Ad0051/09
DATE 09 FEB 2009

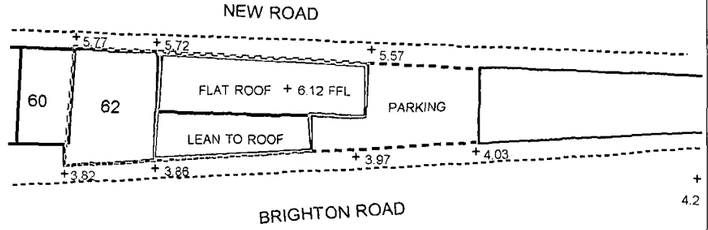




NEW ROAD ELEVATION (North)

BRIGHTON ROAD ELEVATION (South)

DEMOLITION: The flat roof and lean to roof construction of No 64 is to be demolished and cleared away. No 62 is to be retained and converted to flats, The car parking area is to be retained to serve the new shops. Please see proposed floor plans for new layout.



EXISTING BLOCK PLAN 1:500

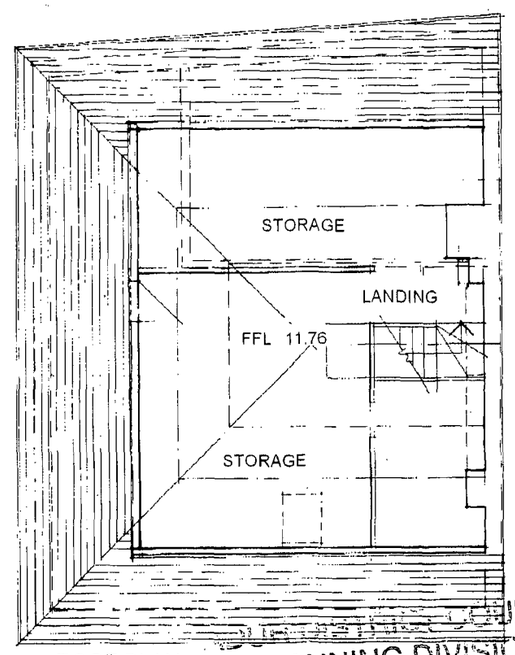
CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
R D & R Ltd.	62 New Road Shoreham by Sea West Sussex BN43 6RB	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL
DRAWING Existing Floor Plans	Proposed demolition of an existing shop to form a new shop with 3 new maisonettes over and 2 flat conversions.	Telephone: 01273 462889 Fax: 01273 441992

drawing	1661/P2	scale	1:100;1:500 & 1:1250	date	Oct. 2008	Revisions						

PLANNING NOTES:

The existing 4 storey building is to have adjusted floor levels as part of the renovation and conversion works to the building including sound reduction to the existing party wall.

The existing hipped roof is to be revised and incorporates a gable end to increase the useable floor area.



ROOF PLAN

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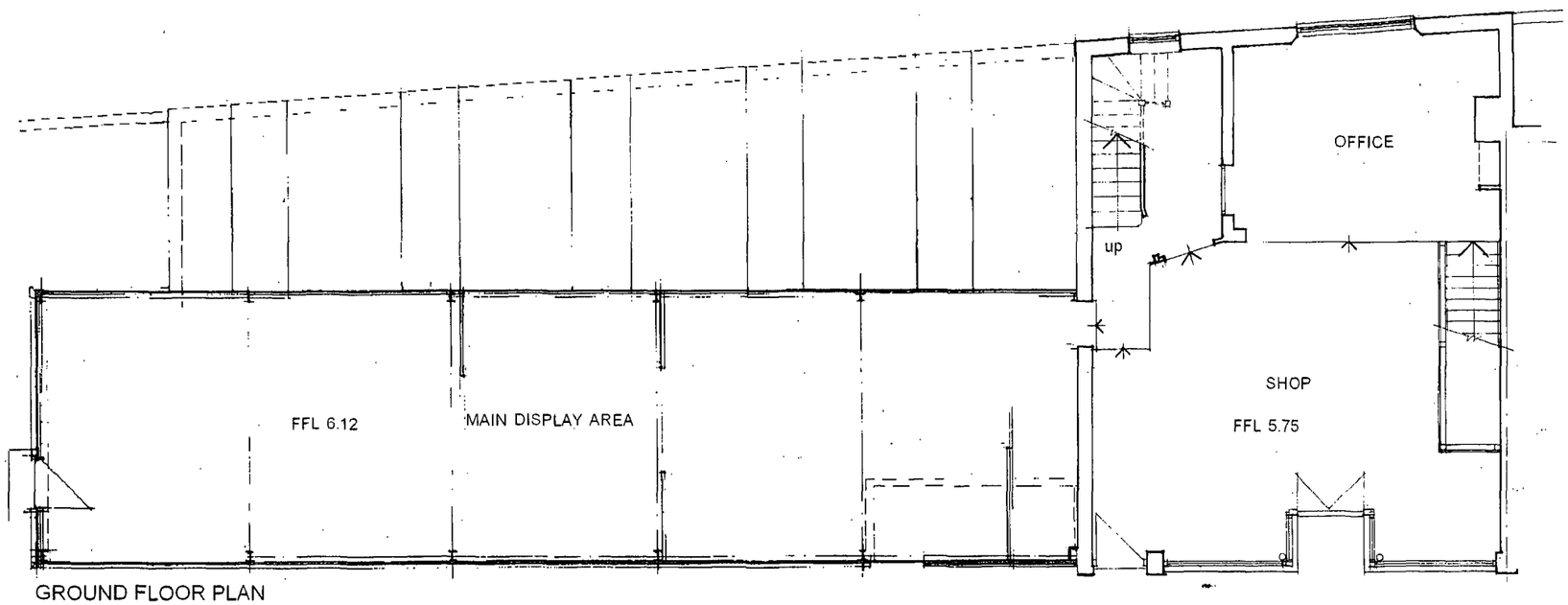
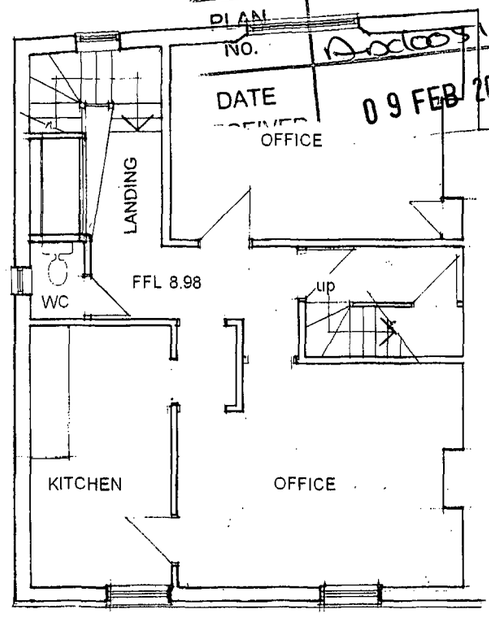
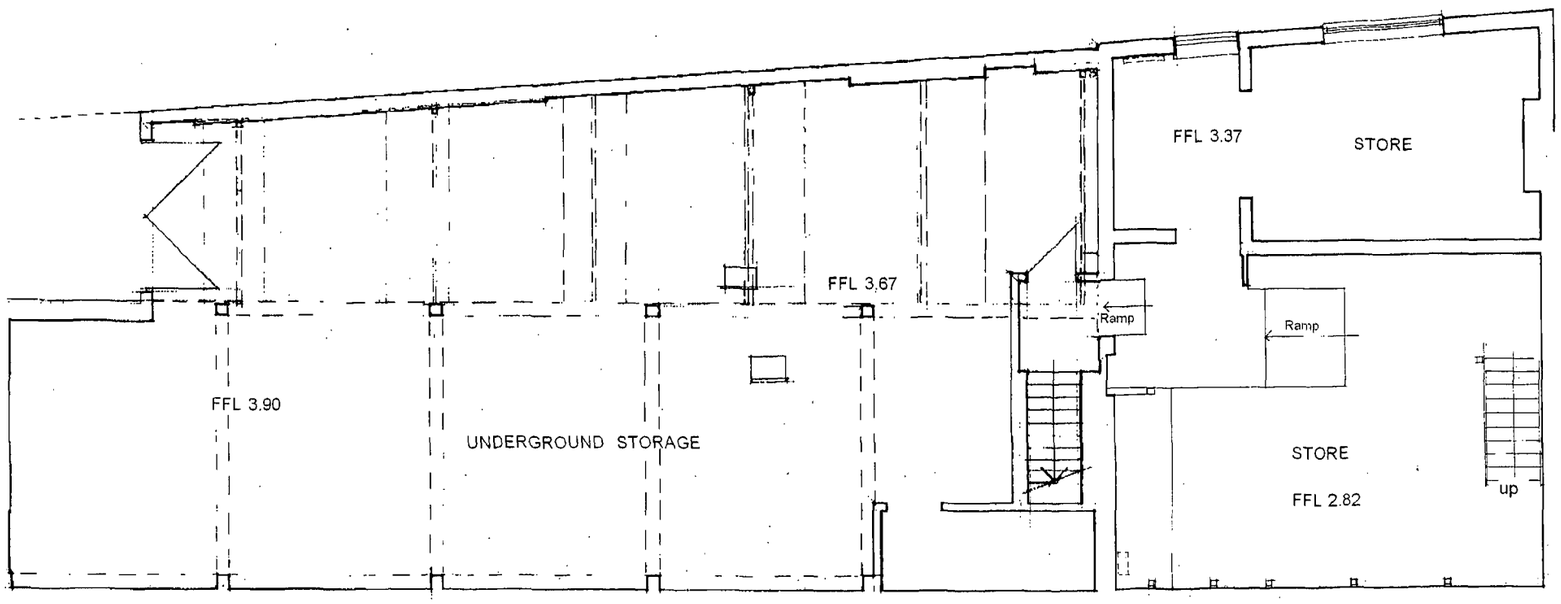


GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOWER GROUND & BASEMENT PLAN

PLANNING NOTES::

Please note that the lowest existing basement level of No 62 is approximately 2 m below the environment agencies possible flood level of 4.80 m ODN and is to be raised and protected in the new proposals.