ADUR
DISTRICT COUNCIL

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Development Control

Application Number: ADC/0051/09

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

Mr Ray Reynolds
R J Reynolds Ltd Architectural Services
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

On behalf of: R D And R Ltd

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:

Demolition of disused hire shop with storage (to enable redevelopment as proposed under ADC/0573/08) (application for conservation area consent)

62 - 64 New Road Shoreham-by-Sea West Sussex BN43 6RB

in accordance with and subject to compliance with the details specified in your Plan and Application No. ADC/0051/09 submitted to the Council on 09/02/2009 subject to due compliance with the conditions specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 18/03/2009

PB

SCHEDULE

Reasons for Granting Conservation Area Consent

01. The proposed demolition would improve the setting of the nearby listed buildings and enhance the character and appearance of the Conservation Area. It would therefore accord with the relevant policies of Adur District Local Plan (AB4-5) and the West Sussex Structure Plan 2001-16 (CH4-5).

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. Unless otherwise approved in writing by the Local Planning Authority, within one month of the commencement of demolition of No. 64, the exposed eastern side wall of No.62 shall be made good by rendering and painting externally in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To preserve and enhance the character and appearance of the Conservation Area as required by policy AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*

PB