Adur District Council

Planning, Regeneration and Wellbeing

Mr Carl Vener BSc. (Hons) MRICS
Lower Goldings
Golding Lane
Mannings Heath
West Sussex
RH13 6JX

LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NUMBER: AWDM/0293/13

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:

Replacement defective casement windows with hardwood casements to match existing style. Restoration of brick quoins and arch brick lintels to front elevation. Removing UPVC casement windows and french doors to rear elevation. Replacing with handmade hardwood casements and french doors. Repointing with lime mortar.

48 West Street Shoreham-By-Sea West Sussex BN43 5WG

in accordance with the details specified in your Plan and Application No. AWDM/0293/13 submitted to the Council on 26/03/2013 and subject to due compliance with the conditions specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 21/05/2013

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
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SCHEDULE

Reasons for Granting Permission

01. Subject to the attached conditions and work being carried out in accordance with the approved plans the works hereby permitted would preserve and enhance the special architectural and historic character of the existing Grade II listed building. It would consequently not conflict with the saved policies of the Adur District Local Plan (AB7, AB9)

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. The development hereby permitted shall be carried out in accordance with the following approved plans: -

    Drawing no. WS/2013/05 - received 26th March 2013
    Drawing no. WS/2013/02 - received 26th March 2013
    Drawing no. WS/2013/04 - received 26th March 2013
    Drawing no. WS/2013/01 - received 26th March 2013
    Location Plan - received 26th March 2013

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

03. Works shall be carried out in accordance with all details shown on the approved drawings (as listed above) including all annotations.

    Reason: *To protect the historic character of the listed building and to accord with policies AB7 and AB9.*

04. The new windows to the front elevation of the listed building shall match the existing windows in design. The frame and section sizes shall also replicate that of the existing windows.

    Reason: *To protect the historic character of the Listed Building and to accord with Policies AB7 and AB9.*

05. All new hardwood casements shall be fitted with Georgian style diamond leaded glazing in linseed putty.

    Reason: *To protect the historic character of the Listed building and to accord with Policies AB7 and AB9.*

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06. All external timber surfaces of the windows and French doors shall be prepared and painted in white gloss finish to match the existing front windows.

Reason: *To protect the historic character of the listed building and to accord with Policies AB7 and AB9.*

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.