ADUR DISTRICT COUNCIL

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# LISTED BUILDING CONSENT

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

## APPLICATION NUMBER: AWDM/2138/20

On behalf of: KSD Group

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:

**Application for Listed Building Consent for change of use and refurbishment of existing B1(a) office space to create 6no. residential units (4 x 1 bed maisonettes, 1 x 1 bed flat and 1 x 2 bed flat) and 1no. B1(a) office unit, extension of flat roof at rear plus new mono pitched roof, replacement and refurbishment of windows, new rooflights, vents.**

**Town Hall Chambers 45 - 49 High Street Shoreham-By-Sea West Sussex**

in accordance with the details specified in your Plan and Application No. AWDM/2138/20 submitted to the Council on 29/06/2021 and subject to due compliance with the conditions specified hereunder.

GPeck

Gary Peck
Planning Services Manager
17/11/2023

## SCHEDULE

**Conditions**

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

| Reference/Drawing Number | Version | Date Rec |
|---|---|---|
| PROPOSED LOWER GROUND & GROUND FLOOR PLAN | 200 REV C | 29.06.2021 |
| PROPOSED SECTIONS | 203 REV C | 29.06.2021 |
| MECHANICAL HEAT RECOVERY REVIEW | | 29.06.2021 |
| PROPOSED FIRST FLOOR, SECOND FLOOR & ROOF PLAN | 201 REV G | 28.03.2023 |
| PROPOSED ELEVATIONS | 202 REV H | 28.03.2023 |

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

02. 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.*

03. No development shall take place until details of the proposed external balustrade, windows, doors, flues, vent tiles, solar panels and rooflights have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason**: *In order to conserve the character and appearance of the building having regard to policy 17 of the Adur Local Plan and the relevant policies of the National Planning Policy Framework.*

04. The internal ductwork for the ventilation system hereby approved shall be installed as shown in the Mechanical Heat Recovery Review prepared by Crofton Consulting Engineers received 12 June 2014 and the approved section drawing 203C received 15 August 2014.

**Reason**: *To preserve the historic fabric and character of the listed building having regard to policy 17 of the Adur Local Plan and the relevant policies of the National Planning Policy Framework.*

05. No development shall take place until details of secondary glazing including depth of reveal, method of fixing, method of opening, materials and profile have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason**: *In order to conserve the character and appearance of the building having regard to policy 17 of the Adur Local Plan and the relevant policies of the National Planning Policy Framework.*

06. 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 having regard to the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

07. 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 within 2 months in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

**Reason**: *To preserve the building having regard to the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

**Ref: AWDM/2138/20**

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

**YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT**

**Appeals to the Secretary of State**

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

**Purchase Notices**

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.