Adur District Council

Planning, Regeneration and Wellbeing

John Whiting
John Whiting Archtects
14 Bates Road
Brighton
East Sussex
BN1 6PG

LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NUMBER: AWDM/1253/12

On behalf of: Mr Peter Cook

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:

Listed Building Consent for proposed entrance porch on west side and loft conversion with rooflights

24 Manor Road Lancing West Sussex BN15 0HA

in accordance with the details specified in your Plan and Application No. AWDM/1253/12 submitted to the Council on 13/11/2012 and subject to due compliance with the conditions specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 22/01/2013

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed porch and loft conversion 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 loft conversion shall be carried out in accordance with the details shown on plan no. 1205/P/204 'Roof structure layout as proposed' received 13th November 2012 and plan no. 1205/P/205 'Stairway layout and section as proposed' received 13th November 2012. None of the existing fabric of the building shall be removed or altered other than that shown on the approved plans.

Reason: *To protect the historic fabric of the listed building and to accord with policies AB7 and AB9 of the Adur District Local Plan.*

03. Prior to commencement of works details of the proposed conservation roof lights shall be submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such details.

Reason: *To protect the historic fabric of the Grade II listed building and to accord with policies AB7 and AB9 of the Adur District Local Plan.*

04. Prior to commencement of works samples of the proposed materials for construction of the porch to include roof tiles, oak frame, glazing with leaded lights and rainwater goods shall be submitted to and approved by the Local Planning Authority. The materials to be used shall match existing in all respects. Work shall be carried out in accordance with such details.

Reason: *To protect the historic fabric of the Grade II listed building and to accord with policies AB7 and AB9 of the Adur District Local Plan.*

05. Prior to commencement of works details of the appearance finish and materials used for the space saver staircase shall be submitted to and approved by the Local Planning Authority, work shall be carried out in accordance with such details.

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

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

1205/P/001 - received 13th November 2012
1205/P/102 - received 13th November 2012
1205/P103 - received 13th November 2012
1205/P/101 - received 13th November 2012
1205/P/204 - received 13th November 2012
1205/P/206 - received 13th November 2012
1205/P/205 - received 13th November 2012
1205/P/202/A - received 13th November 2012
1205/P/201/A - received 13th November 2012

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.