Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/1068/LBC

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

Mr R Maile
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72 Portland Road
Worthing
West Sussex
BN11 1QG

PROPOSAL: Application for Listed Building Consent for conversion of No. 7 The Steyne to provide 3 No. two bedroom apartments and 1 No. two bedroom maisonette and erection of new infill building to provide 8 No. three bedroom apartments.

LOCATION : 7 The Steyne Worthing

DATE REGISTERED 19th January 2010

APPLICANT : Mr M Clinch

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 09702-Site, 09702-E, 09702, 09702S, 09702B, 09702G, 197021, 097022, 097023, 09702 Roof, LOC, 001D, 002B and 003A which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT LISTED BUILDING CONSENT subject to the following condition(s):-

1. The works for which Listed Building Consent is hereby granted shall be begun no later than the expiration of 3 years beginning with the date of this consent.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

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Dated : 19th February 2010

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.
WB/09/1068/LBC

2. At all times during the progress of the work hereby approved, adequate measures shall be taken to protect the remaining part of the Listed Building from collapse or structural damage. 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 to the written satisfaction of the Local Planning Authority.

   Reason: To safeguard the Listed Building.

3. Before works commence precise details of the new windows to be installed into the western elevation shall be submitted to and agreed in writing by the Local Planning Authority.

   Reason: To safeguard the Listed Building.

4. Before works commence precise details of the internal changes to the Listed Building shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the Listed Building.

5. Prior to occupation dustbin enclosures and cycle storage facilities shall be provided in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

   Reason: To provide appropriate refuse collection areas and sustainable transport provision in sympathy with the Listed Building.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
LR8 - Provision of Play Space/Outdoor Recreation Space in Housing Schemes
RES9 - Contaminated Land
TR9 - Parking Requirements for Development

Cont.....

WB/09/1068/LBC

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC1 - Sustainable Development
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
H4 - Type and Size of New Housing
H5 - Housing Design and Density
NRM10 - Noise
NRM11 - Development Design for Energy Efficiency and Renewable Energy
SP3 - Urban Focus and Urban Renaissance

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.