Adur District Council

Planning, Regeneration and Wellbeing

Mr Dale Mayhew
DowsettMayhew Planning Partnership
Pelham House
25 Pelham Square
Brighton
East Sussex
BN1 4ET

LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NUMBER: AWDM/0739/14

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 with new external raised walkway with balustrade to west elevation, 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/0739/14 submitted to the Council on 12/06/2014 and subject to due compliance with the conditions specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 15/08/2014

PTO

ADUR DISTRICT COUNCIL

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Ref: AWDM/0739/14

SCHEDULE

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. No development shall take place until details of the proposed external balustrade, windows, doors, flues, vent tiles 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 saved policy AB7 of the Adur District Local Plan and the relevant policies of the National Planning Policy Framework.*

03. 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 saved policy AB7 of the Adur District Local Plan and the relevant policies of the National Planning Policy Framework.*

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

Drawing No 100 (Existing Site, Basement & Ground Floor Plan) received 12 June 2014
Drawing No 101 (Existing First Floor, Second Floor & Roof Plan) received 12 June 2014
Drawing No 102 (Existing Elevations) received 12 June 2014
Drawing No 103 (Existing Sections) received 12 June 2014
Drawing No 200 Rev B (Proposed Lower Ground and Ground Floor Plan) received 12 June 2014
Drawing No 201 Rev E (Proposed First Floor, Second Floor & Roof Plan) received 12 June 2014
Drawing No 202 Rev F (Proposed Elevations) received 12 June 2014
Drawing No 203 Rev C (Proposed Sections) received 15 August 2014
Flood Risk Assessment Report March 2014 Issue No 3 received 12 June 2014
Mechanical Heat Recovery Review received 12 June 2014
Assessment of Road Traffic and Plant Noise dated 27 February 2014 received 12 June 2014
Planning, Heritage, Design & Access Statement dated May 2014 received 12 June 2014

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