Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0470/LBC

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

Mr Timothy Elkins
Salvington Letts
Salvington Road
Worthing
West Sussex
BN13 2HN

PROPOSAL: Application for Listed Building Consent for the removal of false ceilings to expose beams. Removal of partition wall and disused chimney; block up single doorway (internal), create en-suite to master bedroom and install conservation roof-light, general redecoration, replace front door and windows and construct new external 2.2 metre high screen wall at side.

LOCATION : Salvington Letts Salvington Road Worthing

DATE REGISTERED 16th June 2008

APPLICANT : Mr Timothy Elkins

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 0604/8 and roof sections, 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

Cont.....

Dated : 11th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

NOTES TO ACCOMPANY GRANT OF LISTED BUILDING CONSENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to the Secretary of State, in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 months of receipt of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. (The Planning Inspectorate is an Executive Agency in the Office of the Deputy Prime Minister).

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

2. If listed building consent or conservation area consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the Borough Council notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Under Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, where listed building consent has been granted for demolition, you must notify English Heritage* and allow it access to buildings which it wishes to record before demolition takes place. English Heritage can be contacted at South East Region Office, 2nd & 3rd Floors, Eastgate Court, 195-205 High Street, Guildford, GU1 3EH; Telephone 01483 252000.

* The Royal Commission on the Historical Monuments of England and English Heritage merged on 1 April 1999.

THIS DECISION IS ISSUED UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND DOES NOT CONVEY ANY CONSENT OR APPROVAL WHICH MAY BE REQUIRED UNDER OTHER LEGISLATION INCLUDING THE BUILDING REGULATIONS

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. Notwithstanding the submitted drawings, the use of PVCu windows is not approved. Any replacement windows shall be constructed in timber, details of which must be submitted to and approved in writing by the local planning authority, prior to commencement of the works. Once approved the windows shall be constructed strictly in accordance with any approved drawings.

   Reason: To safeguard the character of the listed building

4. The roof light shall be a conservation type rooflight no larger than 550 x 980 mm with a central, vertical, external, glazing bar.

   Reason: To safeguard the historic interest of 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 West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE26 - Alterations and Extensions to Listed Buildings

Saved West Sussex Structure Plan Policies 2001 – 2016

CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance

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.