WORTHING BOROUGH 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/1498/23

On behalf of: Mr Mark Hill

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 retention of single-storey rear extension with revised brick 'bond' undertaken in brick slips (Amendment to AWDM/1984/22); retention of wrought iron railings to raised terrace on West side; retention of replacement fire escape stairs to North elevation courtyard and proposed freestanding electrical kiosk on West side.**

**The Railway Hotel 27 Railway Approach Worthing West Sussex**

in accordance with the details specified in your Plan and Application No. AWDM/1498/23 submitted to the Council on 24/11/2023 and subject to due compliance with the conditions specified hereunder.

G Peck

Gary Peck
Planning Services Manager
02/01/2024

**Ref: AWDM/1498/23**

## 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 |
|---|---|---|
| LOCATION & BLOCK PLAN | 3009-40-00 B | 24.11.2023 |
| PROPOSED COURTYARD, GROUND FLOOR PLAN & NORTH ELEVATION | 3009-40-13 B | 24.11.2023 |
| PROPOSED GROUND FLOOR, WEST ELEVATION & RAILING DETAILS | 3009-40-14 B | 24.11.2023 |
| PROPOSED SOUTH ELEVATION, RAILING DETAILS & BRICK DETAILS | 3009-40-15 B | 24.11.2023 |
| PLAN & ELEVATION (Fire Escape) | WT-55-01 Rev A | 24.11.2023 |
| RAILINGS SPECIFICAITONS | SFWR | 24.11.2023 |
| EUROBRICK SYSTEMS SPECIFICATION | Brick Slip Cladding | 24.11.2023 |
| EP5 ENCLOSURE | EP5 | 24.11.2023 |
| HERITAGE STATEMENT | 13 December 2022 | 24.11.2023 |

**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. Within 3 months of the date of this permission the external wall of the rear extension hereby granted consent shall be re-faced using brick slips to match the colour and texture of the existing but carried out in an 'English' bond to match the bond of the original adjacent brickwork. The colour of the grout used between the brick slips shall match the mortar colour of the original adjacent brickwork as closely as possible.

**Reason**: *To safeguard the important historic character and appearance of the building in accordance with policy DM24 of the Worthing Local Plan.*

04. The wrought iron railings enclosing the raised seating terrace and replacement fire escape section hereby granted consent shall be retained in black at all times

**Reason**: *To safeguard the important historic character and appearance of the building in accordance with policy DM24 of the Worthing Local Plan.*

05. Once the electrical equipment is no longer required, the electrical kiosk/cabinet hereby granted consent shall be removed from the site as soon as is reasonably practical and the external surfacing made good.

**Reason**: *To safeguard the important historic character and appearance of the building in accordance with policy DM24 of the Worthing Local Plan.*

06. 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 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 DM24 of the Worthing Local Plan.*

**Informatives / Notes to Applicant**

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Ref: AWDM/1498/23**

## 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.