Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0833/LBC

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

Mr Steve Howe
M L Surveyors
32A The Broadway
Haywards Heath
West Sussex
RH16 3AL

PROPOSAL: Application for replacement of associated Listed Building Consent (WB/08/0089/LBC) to extend the time limit for implementation for proposed two storey extension linked to main northern elevation of building, additional car parking, cycle shelter, new pedestrian access to Parklands Avenue and landscaping.

LOCATION : Courtlands Parklands Avenue Worthing

DATE REGISTERED : 3rd September 2010

APPLICANT : Bond International Software PLC

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 03-12-06-12, 13A, 14, 15A, 16A and 17A 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 5 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 : 23rd November 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

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.

INFORMATIVES

1. It is accepted that the siting of the proposed 2-storey extension on the north side of Courtlands is not ideal both in terms of its relationship to the front (north) of this historic building and the loss of mature landscaping along the northern boundary. Nevertheless, its siting would have the least harm in terms of the wider setting of this Grade II Listed Building and its special character which is not least derived from the quality of the surrounding open spaces and gardens, identified as an Environmental Area of Special Character. The historic character and interest of the north elevation would be preserved through retaining a degree of detachment other than by a modest single-storey link. The proposed extension itself has been designed to have regard to the fundamental architectural principles of scale, height and massing, complementing the style and materials of the historic building without directly copying its detailed design. The applicant has sought to carefully integrate the necessary additional parking within the site frontage as sensitively as possible, and together with improvements to encourage cycling and walking through the implementation of a Travel Plan, it is considered would provide an appropriate balance between meeting the needs of the development in the context of current Government Guidance which seeks to promote sustainable transport choices and reduce reliance on the private car, whilst addressing long standing issues associated with displaced parking on nearby residential roads. Subject to the conditions of planning permission it is considered the proposed extension can take place without harm to the historic character or setting of the Listed Building, or detriment to the amenities of neighbouring residential occupiers and, importantly, would support the growth and retention of a high profile local employer, securing additional high quality jobs and supporting the key economic objective of diversifying and modernising the local economy. The proposed development does not therefore conflict with saved Local Plan policies BE1, BE25, H18, TR9, South East Plan policies SP3, CC1, CC2, CC6, RE3, RE6, T4, NRM4, BE1, BE6 and SCT3, and Submission Core Strategy policies 3, 4, 13 and 16.

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.