Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr J Breckell
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LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NUMBER: WB/10/1035/LBC

On behalf of: Mr A Whibley

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 conversion of no. 89 Portland Road (Listed Building) to provide a residential dwelling house in connection with the demolition of existing non-Listed Buildings on the site and erection of development comprising of 11 residential apartments on ground, first and second floors, a 77sqm commercial unit ,bicycle storage, refuse and recycling store, 8 car parking spaces, new pedestrian twitten, lift and stair lobby to first floor level.

Spells Buildings Grafton Place Worthing West Sussex

in accordance with the details specified in your Plan and Application No. 10/1035/LBC submitted to the Council on 18/01/2011 and subject to due compliance with the conditions specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 14/05/2013

PTO

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SCHEDULE

Reasons for Granting Permission

01. The redevelopment proposal represents a substantial improvement to the existing site in terms of the design and the reduction in the type and number of commercial movements whilst providing good quality modern and valuable small residential apartments within a highly sustainable location. The existing Listed Building would be sensitively converted and the existing buildings, which are not structurally sound, would be safely removed and replaced with a more sustainable and well designed form of development. Overall the proposed development would enhance the appearance and setting of the Listed Building and comply with saved Local Plan policies BE1 and the National Planning Policy Framework (NPPF).

Conditions

01. The works for which Listed Building 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 and Conservation Areas) Act 1990.*

02. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect the remaining part of the Listed building from collapse or structural damage.

    Reason: *To preserve the building having regard to Core Strategy Policy 16 and the National Planning Policy framework.*

03. The restoration and making good of the listed building for which consent is hereby granted shall be carried out as far as is practicable with original materials and in accordance with a schedule of works to be agreed in writing by the Local Planning Authority.

    Reason: *To preserve the special character of the building having regard to Core Strategy Policy 16 and the National Planning Policy Framework.*