WORTHING BOROUGH COUNCIL

MTC Planning and Design Limited
Barn 5a
Sutton Hall Farm
Sutton Maddock
TF11 9NQ

LISTED BUILDING CONSENT

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

APPLICATION NUMBER: AWDM/1480/23

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:

Listed Building Consent for the demolition of existing single-storey east wing (retaining facade) and extensions and alterations involving erection of 4-storey extension to the east side of the building to provide 18 guest rooms, new restaurant and improved and expanded kitchen facilities (including kitchen extract and flue). Associated internal alterations including replacement staircase to existing attic room (Amended Plans).

The Burlington Marine Parade Worthing West Sussex

in accordance with the details specified in your Plan and Application No. AWDM/1480/23 submitted to the Council on 08/11/2023 and subject to due compliance with the conditions specified hereunder.

G Peck

Gary Peck
Planning Services Manager
07/10/2024

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

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
PROPOSED GROUND FLOOR PLAN	22/12557/251 E	25.07.2024
PROPOSED FIRST FLOOR PLAN	22/12557/252 G	07.08.2024
PROPOSED SECOND FLOOR PLAN	22/12557/253 F	25.07.2024
PROPOSED THIRD FLOOR PLAN	22/12557/254 H	25.07.2024
PROPOSED ROOF PLAN	22/12557/255 E	25.07.2024
PROPOSED ATTIC PLAN	22/12557/256 E	25.07.2024
PROPOSED WEST SIDE ELEVATION	22/12557/259 D	25.07.2024
PROPOSED REAR ELEVATION	22/12557/260 E	07.08.2024
PROPOSED EAST SIDE ELEVATION	22/12557/267 C	25.07.2024
PROPOSED SITE PLAN	22/12557/265 F	04.10.2024
KITCHEN VENT ENCLOSURE DETAILS	22/12557/123 A	25.07.2024
PROPOSED BLOCK PLAN	22/12557/268 E	25.07.2024
LOCATION PLAN	22/12557/100	08.11.2023
MAIN ENTRANCE DETAILS GEW6	22/12557/102 D	08.11.2023
FRONT ENTRANCE DETAILS GED2	22/12557/103 D	08.11.2023
MAIN ENTRANCE WINDOW DETAILS	22/12557/104 D	08.11.2023
FRONT ELEVATION DETAILS SHEET 1	22/12557/106 D	08.11.2023
FRONT ELEVATION DETAILS SHEET 2	22/12557/107 B	08.11.2023
FRONT ELEVATION DETAILS SHEET 3	22/12557/108 B	08.11.2023
FRONT ELEVATION DETAILS SHEET 4	22/12557/109 B	08.11.2023
FRONT ELEVATION DETAILS SHEET 5	22/12557/110 B	08.11.2023

Reference/Drawing Number	Version	Date Rec
FRONT ELEVATION DETAILS SHEET 6	22/12557/111 B	08.11.2023
WINDOW/DOOR DETAILS SHEET 1	22/12557/112 B	08.11.2023
WINDOW/DOOR DETAILS SHEET 2	22/12557/113 B	08.11.2023
ROOF DETAILS	22/12557/114 B	08.11.2023
COURTYARD BRIDGE & PRIVACY SCREEN DETAILS	22/12557/115 B	08.11.2023
COURTYARD ROOF LIGHT & GREEN ROOF DETAILS	22/12557/116 B	08.11.2023
ROOF OVERUN DETAILS	22/12557/117 B	08.11.2023
PLANT ENCLOSURE DETAILS	22/12557/118 A	08.11.2023
PROPOSED MATERIAL ELEVATIONS MARK-UP	22/12557/121 D	08.11.2023
GROUND FLOOR OPENING INFILL DETAILS	22/12557/131 A	08.11.2023
FIRST FLOOR OPENING INFILL DETAILS	22/12557/132 A	08.11.2023
SECOND FLOOR OPENING INFILL DETAILS	22/12557/133 A	08.11.2023
SOUTH SIDE BREAK THROUGH DETAILS SHEET 1	22/12557/134 A	08.11.2023
SOUTH SIDE BREAK THROUGH DETAILS SHEET 2	22/12557/135 A	08.11.2023
NORTH SIDE BREAK THROUGH DETAILS SHEET 1	22/12557/136 A	08.11.2023
NORTH SIDE BREAK THROUGH DETAILS SHEET 2	22/12557/137 A	08.11.2023
NORTH SIDE BREAK THROUGH DETAILS SHEET 3	22/12557/138 A	08.11.2023
GLAZED SCREEN DETAILS	22/12557/139 A	08.11.2023
NEW RESTAURANT ACCESS STAIRS	22/12557/140 A	08.11.2023
SOUTHERNMOST CORRIDOR SUPPORT DETAIL	22/12557/141 A	08.11.2023
BEDROOM 18 PROPOSED ALTERATIONS	22/12557/142 A	08.11.2023
ATTIC ACCESS STAIRS DETAILS	22/12557/143 A	08.11.2023
ATTIC ROOM DETAILS	22/12557/144 A	08.11.2023
SOLAR PANEL DETAILS	22/12557/145 B	08.11.2023
EXTG BASEMENT PLAN	22/12557/201	08.11.2023

Reference/Drawing Number	Version	Date Rec
EXTG GROUND FLOOR PLAN	22/12557/202	08.11.2023
EXTG FIRST FLOOR PLAN	22/12557/203	08.11.2023
EXTG SECOND FLOOR PLAN	22/12557/204	08.11.2023
EXTG THIRD FLOOR PLAN	22/12557/205	08.11.2023
EXTG ATTIC PLAN	22/12557/206	08.11.2023
EXTG FRONT ELEVATION	22/12557/207	08.11.2023
EXTG SIDE ELEVATION FACING WEST	22/12557/208	08.11.2023
EXTG SIDE ELEVATION FACING EAST	22/12557/209	08.11.2023
EXTG REAR ELEVATION FACING NORTH	22/12557/210	08.11.2023
EXTG SECTION	22/12557/211	08.11.2023
PROPOSED LOWER GROUND FLOOR PLAN	22/12557/250 C	08.11.2023
PROPOSED FRONT ELEVATION	22/12557/257 B	08.11.2023
PROPOSED SIDE ELEVATION FACING EAST	22/12557/258 B	08.11.2023
PROPOSED SECTION A-A	22/12557/261 B	08.11.2023
PROPOSED SECTION B-B	22/12557/262 B	08.11.2023
PROPOSED SECTION C-C	22/12557/263 B	08.11.2023
PROPOSED SECTION D-D	22/12557/264 B	08.11.2023
PROPOSED SECTION E-E	22/12557/266 B	08.11.2023

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. 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 (including the retained facade of the former 'tearoom'). Upon completion of the work for which Consent is hereby granted, any damage caused to the fabric of the Listed Building shall be made good within 2 months in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To safeguard the Listed Building.*

04. Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall be implemented in accordance with the following submitted details:-

(i) construction details and finishes of existing windows shown on the approved plans to be blocked-up as shown on 22/12557/131 Rev A, 22/12557/132 Rev A and 22/12557/133 Rev A;
(ii) details of lintels at all 'breakthrough' points from the proposed building to the existing building as shown on 22/12557/134 Rev A, 22/12557/135 Rev A, 22/12557/136 Rev A, 22/12557/137 Rev A, 22/12557/138 Rev A;
(iii) details of the curved wall/feature outside the lift on the proposed ground floor as indicated on Drg: 22/12557/139 Rev A;
(iv) construction details of the widened stairs between the proposed ground floor and the existing restaurant as indicated on Drg: 22/12557/140 Rev A;
(v) structural details of the support where the existing corner of the building is shown to be removed to form the southernmost corridor link as indicated on Drg: 22/12557/141 Rev A;
(vi) details of skirtings and architraves to the altered Room 18 (of the existing building) as indicated on Drg: 22/12557/142 Rev A;
(vii) the new staircase and balustrades from the third floor to the proposed attic suite of the existing building (including the 'boxed' stair area, associated doors, architraves and skirtings) and removal of the existing staircase as indicated on Drg: 22/12557/143 Rev A;
(viii) all works within the attic to create the proposed attic suite (including new stud walls and any changes to the existing skeilings) as indicated on Drg: 22/12557/144 Rev A.

Reason: *In order to safeguard the important historic and architectural interest of the Listed Building*.

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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.

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