ADUR DISTRICT COUNCIL

Jaimie Blomqvist
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LISTED BUILDING REFUSAL

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NUMBER: AWDM/1552/23

In pursuance of their powers under the above-mentioned Acts, the Council hereby notify you that they **REFUSE** to grant Listed Building Consent for the following works:

Application for Listed Building Consent for the temporary removal of the porch. Repair damaged and rotten sections of porch and reinstate.

Church House 29 East Street Shoreham-by-sea West Sussex

as shown on Plan and Application Reference AWDM/1552/23 submitted to the Council on 07/11/2023. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

G Peck

Gary Peck
Planning Services Manager
Date: 25/04/2024

Ref: AWDM/1552/23

SCHEDULE

Reasons for Refusal

01. The removal of the porch has resulted in unacceptable and significant harm to the historic fabric, character and appearance of the Listed building. The application is therefore contrary to policy 17 of the Adur Local Plan and part 16 of the NPPF.

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-.

Reference/Drawing Number	Version	Date Rec
DESIGN & ACCESS STATEMENT	21494 R1 REV B	07.11.2023
BLOCK & LOCATION PLAN	A.001	07.11.2023
PRE-EXISTING PLANS & ELEVATIONS	A.100.A	07.11.2023
EXISTING FRONT ELEVATION & GROUND FLOOR	A.101.A	07.11.2023
PROPOSED ELEVATIONS & PLANS	A.102.A	07.11.2023
PROPOSED NEW PORCH	A.200	07.11.2023

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Ref: AWDM/1552/23

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. Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.