ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0741/07

Captain Colin Crookshank
Shoreham Port Authority
Albion Street
Southwick
Brighton
BN42 4ED

Details of Development
CHANGE OF USE AND REFURBISHMENT OF WATCH TOWER (TO EAST OF SHOREHAM FORT) FOR USE BY THE NATIONAL COASTWATCH

Location of Development
WATCH TOWER OLD FORT FORTHAVEN SHOREHAM-BY-SEA WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 5th December 2007.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

30/01/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development would serve to re-instate the disused Watch Tower and can take place without detracting from the character and setting of the adjacent scheduled Old Fort ancient monument and without detriment to the surrounding Site of Nature Conservation Importance. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB1, AN1) and the West Sussex Structure Plan (DEV1, CH7, ERA2-3).

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls, roof and external staircase of the building has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The development hereby permitted shall not be commenced until details of the proposed drainage and their proximity to the ancient monument have been submitted to and approved by the Local Planning Authority and the drainage works shall be carried out in accordance with such details as approved by the Local Planning Authority.

Reason: *To ensure no detrimental impact on the Old Fort ancient monument and to comply with policy AB1 of the Adur District Local Plan and CH7 of the West Sussex Structure Plan.*

PTO

04. Notwithstanding the details submitted with this application and the provision of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected or constructed on any area surrounding the Watch Tower unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: *To safeguard the setting of the Old Fort ancient monument and to comply with policies AG1 and AB1 of the Adur District Local Plan and policies CH7 and DEV1 of the West Sussex Structure Plan.*