Adur District Council

Planning, Regeneration and Wellbeing

Mr Chris Gwilliam
Ideal Planning Permissions
Erico House
93-99 Upper Richmond Road
Putney
London
SW15 2TG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: ADC/0124/11

Details of Development
PARTIAL CHANGE OF USE OF 397SQM OF B1 (OFFICE) SPACE TO D1 (NON RESIDENTIAL INSTITUTIONS) TO PROVIDE EDUCATIONAL FACILITIES FOR ADULT LEARNERS

Location of Development
FIRST FLOOR BROOKLANDS HOUSE MARLBOROUGH ROAD LANCING BUSINESS PARK LANCING 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 26th April 2011.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
20/06/2011

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional education provision that would assist economic regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2, AE4).

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. This permission relates to the following approved plans date stamped received 26 April 2011:-

Drawing No. 813/01 Location & Site Plan
Drawing No. 813/04 Proposed 1st Floor

Reason: *For the avoidance of doubt and in the interests of proper planning*

03. The areas identified on the approved floor plan shall be used only for the provision of further education for adult learners and for no other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of amenity and to safeguard the building for business uses having regard to saved policy AE2 of the Adur District Local Plan.*