Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0182/FULL

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

Miss Asia Jedrzejec
Morgan Carn Partnership Architects
79 Stanford Avenue
Brighton
BN1 6FA

PROPOSAL: Demolition of existing single storey night club and erection of extension and alterations to the Burlington Hotel to facilitate disabled access, additional accommodation and hotel facilities.

LOCATION : The Burlington Hotel Marine Parade Worthing

DATE REGISTERED 22nd March 2010

APPLICANT : The Burlington Hotel

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 0880-E01, E02, E03, E04, E05, E06, E07, E08, E09, E10, E11, E12, E13, P01, P02 P1, P03 P1, P04 P1, P05 P2, P06 P1, P07 P1, P08 P1, P09 P1, P10, P11, P12 P1, P13 P1, P14 P2, P15 P2, P16 P2, P17 P1, P18 P2, P20 P1 and 0880/LC 'Schedule of works affecting the original building' which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

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

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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[redacted]

Dated : 1st June 2010

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

2. Secure cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works. Such agreed facilities shall be provided on site prior to the development hereby permitted being brought into use.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

3. No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and implemented for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

4. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be implemented for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

5. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

6. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

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7. No development shall take place unless and until full details of the means of ventilation/air handling/extraction and disposal of cooking odours from the restaurant/sauna/gym, and any other equipment which requires external machinery, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include details of extract fans, filters, internally located fan units and ducting together with a method of noise abatement, as well as details of grease traps and extraction hoods. The equipment so approved shall be installed before the development hereby permitted is brought into use and shall thereafter be operated and maintained in accordance with the manufacturers instructions.

   Reason: To safeguard the amenities of the occupiers of nearby properties.

8. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is brought into use. Thereafter, only such external lighting as has been approved shall be installed or used.

   Reason: In the interests of visual amenity and to safeguard the amenities of the occupiers of neighbouring properties.

9. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls (render/brickwork/glass blocks) and roof of the proposed building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

10. Prior to the commencement of the development hereby permitted, a specification and detailed drawings and sections at a scale of not less than 1:10 showing the design, materials, colours and profiles of the windows (in the extension and the new window in the Listed Building), doors, the eaves detail, rainwater goods and the junction with the Listed Building (including the rooflights within the internal courtyard) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the agreed details.

    Reason: In the interests of visual amenity and to safeguard the special architectural characters of the Listed Building.

11. The use hereby permitted shall not commence or be carried on unless and until the premises have been sound insulated in accordance with a scheme to include facades, glazed areas, plant room, air conditioning and any other extraction points which shall be submitted to and approved in writing by the Local Planning Authority.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

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12. This permission relates to Drawing Nos. 0880-E01, E02, E03, E04, E05, E06, E07, E08, E09, E10, E11, E12, E13, P01, P02 P1, P03 P1, P04 P1, P05 P2, P06 P1, P07 P1, P08 P1, P09 P1, P10, P11, P12 P1, P13 P1, P14 P2, P15 P2, P16 P2, P17 P1, P18 P2, P20 P1 and 0880/LC 'Schedule of works affecting the original building'.

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

13. Prior to the commencement of development, a Method Statement detailing the method of excavating the site/basement and removal of spoil from the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed Method Statement.

    Reason: In the interests of amenity and to safeguard the historic character and special architectural interest of the Listed Building.

14. The development hereby permitted shall not be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved in writing by the Local Planning Authority. Such measures to include energy efficiency in the sourcing, construction and use of building materials, the use of daylight/sunlight and natural air flows to provide heating/ventilation for the building, re-use and recycling of water and rainwater, use of solar or wind energy and incorporation or utilisation of recycled building materials and excavated material, as appropriate. Thereafter, the development shall be carried out in accordance with the agreed details.

    Reason: To maximise opportunities for sustainable design in accordance with South East Plan Policies CC4, NRM5, NRM11 and W2 and by improving the energy efficiency of the building and reducing demands on natural resources and waste generation.

15. Notwithstanding the details shown on the approved drawings no consent under this permission is conferred on the glazed canopies over the terrace of the Listed Building, or over the new entrance on the extension fronting Marine Parade.

    Reason: For the avoidance of doubt and in accordance with the email from Lap Chan of Morgan Carn Partnership Architects dated 24th May 2010.

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WB/10/0182/FULL

INFORMATIVES

1. Reason for Approval

In arriving at a decision on this application, the comments of third parties and all other material considerations were taken into account. The Planning Committee resolved that as amended the proposed contemporary extension would not detract from the important features of historic and architectural interest of the Listed Building or detract from the character or appearance of the Conservation Area in which the site is situated. Although the height and 'bulk' of the proposed extension would have some adverse impact on the environment of the first-floor office accommodation of the neighbouring Imperial China restaurant, the effect would not be so unacceptable that it would outweigh the welcome benefit to the local economy that would result from this proposal in providing improved and accessible facilities, which will broaden and diversify the hotel offer in Worthing.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:-

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
CT3 - Protection and Enhancement of Seafront Area
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC1 - Sustainable Development
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
NRM5 - Conservation and Improvement of Biodiversity
NRM11 - Development Design for Energy Efficiency and Renewable Energy
SP3 - Urban Focus and Urban Renaissance
T4 - Parking
TSR1 - Coastal Resorts
TSR5 - Tourist Accommodation
TSR7 - Priority Areas for Tourism
W2 - Sustainable Design, Construction and Demolition

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.