ADUR DISTRICT COUNCIL

Mr Ben Kirk
Manorwood
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26 The Hornet
Chichester
PO19 7BB
United Kingdom

LISTED BUILDING CONSENT

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

APPLICATION NUMBER: AWDM/1312/25

On behalf of: Mr Pressley

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:

Application to Vary Condition 1 (approved plans) to previously approved AWDM/0916/23. Amendment: Vary approved plan numbers to allow for changes to the extension design and internal layout.

ORIGINAL DESCRIPTION: Listed Building Consent for construction of single-storey rear extension following the removal of existing conservatory. Relocation of downpipe. Lowering of ground floor (kitchen only) and reinstatement of partition wall.

25 Church Street Shoreham-by-sea West Sussex BN43 5DQ

in accordance with the details specified in your Plan and Application No. AWDM/1312/25 submitted to the Council on 15/10/2025 and subject to due compliance with the conditions specified hereunder.

GPeck

Gary Peck
Head of Planning & Development
08/12/2025

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

Ref: AWDM/1312/25

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
EXISTING LOCATION PLAN	2301MH_r7_000	19.11.2025
EXISTING SURVEY	2301MH_r7_001	19.11.2025
EXISTING ROOF PLAN	2301MH_r7_002	19.11.2025
PROPOSED ROOF PLAN	2301MH_r7_003	19.11.2025
GROUND FLOOR PLANS	2301MH_r7_100	19.11.2025
PROPOSED GROUND FLOOR PLAN	2301MH_r7_200	19.11.2025
NORTH & SOUTH ELEVATIONS	2301MH_r7_101	19.11.2025
NORTH & SOUTH ELEVATIONS	2301MH_r7_201	19.11.2025
WEST ELEVATIONS	2301MH_r7_102	19.11.2025
WEST ELEVATIONS	2301MH_r7_202	19.11.2025

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

02. The external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed using those materials specified in the application.

Reason: *In the interests of visual amenity and to protect the historic character and appearance of the Conservation Area and Listed Building, having regard to polices 15 and 17 of the Adur Local Plan.*

03. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect the remaining part of the Listed building from collapse or structural damage.

Reason: *To preserve the building having regard to the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

04. Upon completion of the work for which listed building consent is hereby granted, any damage caused to the fabric of the 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 preserve the building having regard to the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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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.