Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0068/FULL

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

Mr M Simmonds
Malcolm Simmonds Architects
Green Dene Barn
Storrington Road
Thakeham
West Sussex
RH20 3EF

PROPOSAL: Replacement of existing door and side windows in rear elevation of basement with timber glazed double doors. Removal of existing rear steps and replacement with removable ladder to provide revised access to existing park gate.

LOCATION : 7 Warwick Road Worthing

DATE REGISTERED 31st January 2011

APPLICANT : Mr T Barber

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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 three years from the date of this permission.

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

[redacted]

Dated : 6th April 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Drawing Nos. 1LX/S.01, S.02, D.01 and D.02

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

3. The development shall not commence unless and until a specification of materials and finishes accompanied by detailed drawings and sections at a scale not less than 1:2 in respect of the replacement doors has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be carried out other than in accordance with the approved details.

   Reason: In the interests of preserving the character and appearance of the listed building and the conservation area and to comply with saved Local Plan Policy BE1 and Submission Core Strategy Policy 16.

4. Prior to the commencement of development hereby permitted, details of a rope handrail (or similar) to be fixed to the basement wall shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the detachable ladder hereby permitted shall not be used unless and until the handrail as approved has been installed.

   Reason: In the interests of safety and to ensure a satisfactory design of handrail that preserves the historic character and appearance of the listed building.

INFORMATIVES

1. The proposal can take place without harm to the important features of historic and architectural interest of the building and without detraction from the character or appearance of the Steyne Gardens Conservation Area. It would not be detrimental to the residential amenities of adjoining occupiers and consequently would not conflict with the saved Policies BE1, H16 and H18 of the Worthing Local Plan, Policies CC1, CC6, BE1 and BE6 of the South East Plan and the Submission Core Strategy Policy 16.

2. Notwithstanding the approved drawings, no access rights to Denton Gardens are conferred to the occupiers of the basement flat by this permission or by the Listed Building Consent granted under WB/10/1112/LBC.

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.