Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0455/FULL

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

Mr K Gifford
K G Designs
129 Tarring Road
Worthing
West Sussex BN11 4HE

PROPOSAL:	Application for a vertical scissor lift and re-positioning of external steps to the rear of the main building and associated works to facilitate disabled access to the ground floor of the main building.
LOCATION :	Reflections Nursery 54 Richmond Road Worthing
DATE REGISTERED	27th May 2010
APPLICANT :	Mr M Pace

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2381-01/B, 2381-02/F, 2381- 03/D, 2381-04/C and photo sheet illustrating 'Touch Glass Wireless Alerter' 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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Dated : 3rd September 2010

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:- 2381-01/B; 2381-02/F; 2381- 03/D; 2381-04/C; and photo sheet illustrating 'Touch Glass Wireless Alerter'.

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

3. Prior to the commencement of the development hereby permitted, precise details comprising the manufacturer's brochure details, illustrations and specification of the exact model of the vertical scissor lift to be installed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only take place in accordance with the agreed details and model.

   Reason: To safeguard the special historic character and important architectural interest of the Listed Building.

4. Prior to the commencement of the development a detailed drawing and section at a scale not less than 1:2 showing an extract of the profiles of mouldings of the existing and proposed replacement timber inward-opening French windows in the rear elevation of the building (Room 2) shall be 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 and sections.

   Reason: To safeguard the special historic character and architectural interest of this Listed Building.

5. The external materials and finishes of the platform, side walls of external steps and vertical scissor lift enclosure shown on the approved drawings shall consist of white-painted, smooth render/stucco to match the external walls of the existing building.

   Reason: To safeguard the special historic character and important architectural interest of the Listed Building.

6. The railings to the platform and stairs, and the railings and gates enclosing the enlarged 'secure area' to east side of building shown on the approved drawing, shall consist of black painted metal to match the existing railings enclosing the basement stairwell at the rear of the building.

   Reason: To safeguard the special historic character and setting of the Listed Building.

7. The details, size, position and appearance of the disabled person's 'Touch Glass Wireless Alert' to the front entrance shall be carried out in accordance with the details submitted with the application unless otherwise approved in writing by the Local Planning Authority.

   Reason: To safeguard the special historic character and important architectural interest of the Listed Building.

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8. Prior to the commencement of the development details (comprising a manufacturer's brochure detail, illustration and specification) of the security lock and intercom to be fitted to the existing gates on the south side of the 'secure area' shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the security lock and intercom shall only be carried out in accordance with the agreed details.

   Reason: To safeguard the special historic character and setting of the Listed Building.

9. The concrete block pavers to be used to surface the designated wheelchair access route within the 'secure' area' on the on east side of the building shall match the colour and specification of the pavers used to surface the existing pathways and patio in the rear garden of the building.

   Reason: To safeguard the special historic character and setting of the Listed Building.

INFORMATIVES

Reason for Approval

1. As amended, the proposal to provide inclusive wheelchair access to the existing day care nursery facilities would fulfil one of the key principles identified in national planning policy contained in PPS1 as contributing towards the delivery of sustainable development whilst, subject to control over the precise details of design, safeguarding the special historic character and architectural importance of this Grade II Listed Building. It would not therefore conflict with saved Policy BE1 of the Worthing Local Plan, or national planning policy guidance contained in PPS5.