



ADUR DISTRICT COUNCIL

Mr Kay Hartmann
King's Head House
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Borough High Street
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SE1 1NA

NON-MATERIAL AMENDMENT

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING ACT 1990 (as amended): Section 96A

APPLICATION NUMBER: AWDM/0228/26

Details of Development

**APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING APPROVAL
AWDM/1281/19. AMENDMENTS:**

**APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING APPROVAL
AWDM/1281/19. AMENDMENTS:**

**1. INTRODUCTION OF VENTS ON THE NORTH AND WEST ELEVATIONS AND
ADJUSTMENTS OF LOUVRES TO EXTERNAL DOORS;**

**2. INTRODUCTION OF A COOLING UNIT ON THE FIFTH-FLOOR MAINTENANCE
ROOF REQUIRED IN CONNECTION WITH UPS ROOM AT GF LEVEL IN
CONNECTION WITH THE INTRODUCTION OF TWO SMOKE SHAFTS WITHIN THE
BUILDING TO COMPLY WITH THE FIRE STRATEGY;**

**3. ADJUSTMENTS TO GF LANDSCAPING AND COORDINATION OF LEVELS TO
COMPLY WITH THE FIRE STRATEGY AND BUILDING REGULATION
REQUIREMENTS;**

**4. REVISED MATERIAL SCHEDULE ACCOUNTING FOR ALTERNATIVE USE OF
GLAZED TILES TO ENTRANCE AREAS;**

**5. INTRODUCTION OF BRICK PIERS/WALLS AT GROUND AND FIRST FLOOR
LEVEL TO SOUTHERN ELEVATION AND GROUND TO THIRD FLOOR LEVELS AT
WESTERN ELEVATION TO SUPPORT FIRE RATED BRICK SCREENS TO INSET
BALCONIES;**

6. REVISED VEHICLE ENTRANCE GATE DESIGN;

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Location of Development**FORMER MANNINGS SURRY STREET SHOREHAM-BY-SEA WEST SUSSEX**DECISION:

I refer you to your application of 23rd February 2026 to amend the development as described above.

In pursuance of the Council's powers under the above-mentioned Act, I hereby notify you that the Council APPROVE the non-material amendment in accordance with the application and accompanying plans listed under **Schedule 1** and the Conditions listed at **Schedule 2**.

Schedule 1: (Approved Plans)

Plan Description	Plan Reference/ Version	Date Received
FIFTH FLOOR GA NMA	CAL-ZZ-05-GA-A-0285 PL02	23.02.2026
ROOF GA NMA	CAL-ZZ-RF-GA-A-0286 PL02	23.02.2026
LANDSCAPE GENERAL ARRANGEMENT	LLD-ZZ-GF-GA-L-0101 P3	23.02.2026
DETAILED PLANTING PLAN	LLD-ZZ-GF-GA-L-0201 P2	23.02.2026
INTERNAL AND EXTERNAL FINISHES SCHEDULE	XX-XX-SH-A-1310	25.03.2026
GROUND FLOOR GA NMA	ZZ-GF-GA-A-0280 PL03	25.03.2026
FIRST FLOOR GA NMA	ZZ-01-GA-A-0281 PL02	25.03.2026

Schedule 1: (Approved Plans)

Plan Description	Plan Reference/ Version	Date Received
SECOND FLOOR GA NMA	ZZ-02-GA-A-0282 PL02	25.03.2026
THIRD FLOOR GA NMA	ZZ-03-GA-A-0283 PL02	25.03.2026
NMA GA ELEVATION-NORTH ELEVATION	ZZ-ZZ-EL-A-0310 PL03	25.03.2026
SOUTH ELEVATION	ZZ-ZZ-EL-A-0311 PL03	25.03.2026
WEST ELEVATION	ZZ-ZZ-EL-A-0312 PL03	25.03.2026
EAST ELEVATION	ZZ-ZZ-EL-A-0313 PL03	25.03.2026

Schedule 2: List of Conditions:

03(a) External Materials

All external materials to be used in the development authorised by this permission shall be carried out and permanently maintained in accordance with the Internal and External Finishes Schedule (ref: P646-CAL-XX-XX-SH-A-1310 Rev T02) (dated 25.03.2026).

Reason: In the interests of visual amenity, the character of the setting of the Shoreham conservation area, the setting of listed buildings in accordance with policies 15 & 17 of the Adur Local Plan 2017

03(b) Detailing and Obscure Glazing

With the exception of external materials, the following components of the development authorised by this permission shall be carried out strictly in accordance with details previously approved by the Local Planning Authority pursuant to ref: AWDM/1172/22

b) details, including 1:20 drawings and profiles of external doors; windows doors and frames; roof intersections, soffits, parapets & cappings; and external hand-rails;

c) details, including 1:20 drawings and profiles of balustrades and balcony screens to projecting balconies, (which shall be at least 1.25m in height above the balcony floors) and balcony soffits and balcony screens;

d) details of obscure glazing (equivalent to Pilkington level 4 obscuration) to the three corridor/landing and staircase windows at the fifth floor on the south elevation, which shall also be fixed and unopenable up to at least 1.7m above internal floor level;

e) external utility cabinets, including details of their location, size, design, materials, colours and finish and any associated ducting.

Reason: In the interests of visual amenity, the character of the setting of the Shoreham conservation area, the setting of listed buildings and to safeguard neighbouring amenities and privacy in accordance with policies 15 & 17 of the Adur Local Plan 2017

26 Privacy Screens, Ground Floor East Facing Terraces

Prior to the first occupation of approved units A1-00-06, A1-00-05, A2-00-02 and A2-00-01 (as categorised on approved plan ref: P646-CAL-ZZ-GF-GA-A-0280 Rev PL03, dated 25.03.2026), details of privacy screens separating ground floor external terraces shall be submitted to and approved by the Local Planning Authority in writing. The details to be submitted shall include plans and details confirming the height, positions, extent, composition, and use of materials to privacy screens.

Privacy screens shall, thereafter, be installed in accordance with the approved details in advance of the first occupation of relevant units and retained as such thereafter.

Reason: To ensure that future occupiers are not exposed to unacceptable levels of overlooking from adjacent terrace spaces and to afford control to the Local Planning Authority as to the design, quality and appearance of privacy screens in accordance with Policy 17 of the Adur Local Plan (2017).

EXPLANATORY NOTE:

Please note that the existing planning permission (ref: AWDM/1281/19) still stands and that the conditions imposed upon it continue to apply to the development except for the revised (split) Conditions 3(a) and 3(b) and the additional Condition No. 26 listed above at **Schedule 2**. The approved plans listed at **Schedule 1** supersede the originally approved plans listed at **Schedule 3** below:-

Schedule 3 (Superseded Plans)

Plan Description	Plan Reference/ Version	Date Received
PROPOSED GROUND FLOOR PLAN	Drg No 02-100 Rev B	18.10.2019
PROPOSED FIRST AND SECOND FLOOR PLAN	Drg No 02-101 Rev B	18.10.2019

PROPOSED THIRD FLOOR PLAN	Drg No 02-103 Rev B	18.10.2019
PROPOSED ROOF PLAN	Drg No 02-106 Rev A	19.08.2019
PROPOSED WEST ELEVATION	Drg No 03-102 Rev A	19.08.2019
PROPOSED REAR ELEVATIONS (courtyard and sections)	Drg No 03-104 Rev A	19.08.2019
PROPOSED EAST ELEVATION SURRY STREET	Drg No 03-101 Rev C	18.12.2019
PROPOSED NORTH ELEVATIONS HAM ROAD	Drg No 03-102 Rev C	18.12.2019
PROPOSED SOUTH ELEVATIONS	Drg No 03-103 Rev C	18.12.2019



Gary Peck
Head of Planning & Development

14/04/2026

SCHEDULE