Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1360/LBC

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

John Alexander
Under Lucastes
Kings Barn Villas
Steyning
BN44 3FH

PROPOSAL: Application for Listed Building Consent to replace existing up and over garage door with new white roller shutter door.

LOCATION : 7 The Steyne Worthing

DATE REGISTERED 14th December 2007

APPLICANT : Mr and Mrs Clinch

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 01, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE LISTED BUILDING CONSENT for the reason(s) that:-

1. Having regard to the design, materials and prominent position, the proposed roller shutter garage door would be unsympathetic to the character of the adjacent Listed Buildings and detrimental to the appearance of the terrace and Conservation Area. As such the proposal would conflict with saved Worthing Local Plan Policy BE1 and saved West Sussex Structure Plan Policies CH4 and CH5.

INFORMATIVES

This information is only intended as a summary of the reasons for refusal 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.

[redacted]

Dated : 8th February 2008

Assistant Director (Planning Services)

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

RS

T.P. OFFICE COPY

Worthing Borough Council

Office Use
App WB/07/1360/LBC
Date Rc. 5.11.07.

Application for Listed Building Consent

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED - 5 NOV 2007
TO
REF No.

Planning (Listed Buildings and Conservation Areas) Regulations

Please read the notes before you fill in this form.

1 Applicant (in block capitals)

Full Name:	Mr & Mrs Clinch
Address (including postcode):	
	7 The Steyne
	Worthing
	BN11 3DS
Phone Numbers	
Home:	
Work:	[redacted]
Extension:	
Fax Number:	

Agent (if any)

Full Name:	John Alexander
Address (including postcode):	
	Under Lucastes
	King's Barn Villas
	Steyning
	BN44 3FH
Phone Numbers	
Home:	
Work:	[redacted]
Extension:	
Fax Number:	

WORTHING BOROUGH COUNCIL
- 8 FEB 2008
CONSENT REFUSED

2 Type of Application

I am applying for Listed Building Consent to:

demolish a listed building — Yes ☐ No ☑

demolish part of a listed building (please see note 4) — Yes ☐ No ☑

I am applying to alter or extend a listed building — Yes ☑ No ☐

I am applying to fix an advertisement or structure to a listed building — Yes ☐ No ☑

I am applying to remove or change a condition on a Listed Building Consent — Yes ☐ No ☑

If "Yes", please give the condition number ☐ and the application number WB/

3 Please give the address of the building this application relates to

7 The Steyne
Worthing
BN11 3DS

Do you own or control any land or buildings next to this site? Yes ☑ No ☐
(If "Yes", the land or buildings should be outlined in blue on your plan).

Area of land the application relates to 472 square metres or ☐ hectares

4 Please describe the work you want to carry out

To replace existing damaged & disfigured garage up'n' over door with new standard roller shutter door.

Are you applying for consent for work already carried out? Yes ☐ No ☑

If "Yes", please tell us:

- the application number of the planning permission for the development; and — WB/
- the date the work was carried out.

5 The use of the building

What is the building used for now?

Domestic dwelling

If the building is not in use, what was it last used for?

What do you plan to use the building for?

Domestic dwelling

6 Grants

Have you received a grant for any of the work involved in this application? Yes ☐ No ☑

If "Yes", please tell us who provided the grant and the date you received it.

7 Please enclose four copies of this form and four sets of plans.
Please number your plans and write the numbers and scales against the titles here. (Please see note 7.)

	Plan Number	Scale
Location plan	1007/01	1:1250
Block plan	1007/01	1:500
Detailed plans	1007/01	1:50

8

Signature: [redacted] **Date:** 17.10.07

Please print your name: [redacted]

[redacted]

Certificate under Section 11 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (please see note 8).

Certificate A

I confirm that nobody except the applicant was an owner of the building or land involved at the beginning of the period of 21 days before the date of this application. ("Owner" means the freehold owner or a tenant with at least seven years of tenancy remaining.)

Signature: [redacted]	**Date:** 17.10.07
Please print your name: [redacted]	

Notes

1 You may find it helpful to call in at our Planning Section to discuss your plans before you fill in the form.

2 You can make this application yourself or you can employ someone (an agent) to do it for you. If an agent makes the application, we will send all letters, including the decision notice, to them.

3 **Definition of a listed building**

A listed building is any building which:

- is included in a list of buildings of special architectural or historic interest made by the Secretary of State under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- immediately before 1 January 1969 was under a Building Preservation Order under part III of the Town and Country Planning Act 1962; or
- is under a current Building Preservation Notice served under Section 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 **Demolishing or partly demolishing a listed building**

You will normally need Listed Building Consent to demolish part of a listed building. However, this will depend on the amount of demolition planned, and you should discuss your proposal with a Planning Officer, even if the demolition is minor. Some minor demolition may still need Listed Building Consent as it may be considered to be an alteration to a listed building.

You can only demolish a listed building if:

- you have Listed Building Consent; and
- you have told the Royal Commission on Historical Monuments about the proposed work and have given them reasonable access to the building for at least a month after getting Listed Building Consent. In some cases, the Commission may write to say that it does not need access.

5 **Altering or extending a listed building**

You need Listed Building Consent to alter, do work to or extend a listed building if the work would affect the building's character as a building of special architectural or historic interest. This applies to work inside and outside the building.

Anything which is fixed to the building or forms part of the site and has done so since 1 July 1948 is treated as part of the listed building (for example, walls and outbuildings). This means that you must apply for consent to alter or carry out work on any part of the building or site.

6 **Putting up an advertisement on a listed building**

You must have Listed Building Consent to put up a sign on a listed building. This may not apply if you are replacing a sign we have already agreed to with one which meets the standards we set for the first sign.

7 **How to apply for Listed Building Consent**

Please send us **four** sets of your plans with the scale and north point clearly shown. It would help us if these plans are size A3 or A4. One copy of the plans must be coloured to show the work you are applying for.

Your plans must all be prepared using the metric scale. You should include the following.

- A location plan using an Ordnance Survey map at a scale of 1:1250. The site must be outlined in red.
- A block plan at a scale of 1:500 showing the site and all neighbouring properties. You should show the location of the building (coloured red) and the location of any new buildings. You should show the location of any existing or proposed access. You should also highlight in blue the boundary of any other land you own which joins the site.
- Detailed plans at a scale of 1:50 or 1:100 showing the building. Your plans, elevations and sections should use colour to show the difference between existing and new work.

Your plans and sections should include all materials to be used, elevations of all sides of the building as they are now and as they will be. If the building faces onto a street, the elevations should show the details of buildings next door and the position, type and dimensions of the foundations, walls, roofs and chimneys of the buildings. Full details of all materials, colours and finishes used in the buildings as they are now should also be supplied. If you are putting up a new shopfront you must give full details of all the materials, finishes and colours you will use and an elevation to a scale of 1:20.

If you are planning to put up new buildings, you should provide details of these, even if you do not yet have planning permission.

8 Certificate

We cannot accept an application for Listed Building Consent unless there is one of four certificates with it signed by or on behalf of the applicant. Please read the declaration carefully before you sign.

If you are not the owner or a tenant with at least seven years of tenancy remaining, you will have to give notice to the other owners and fill in Certificate B. Certificates C and D are only relevant if you have tried to trace the other owners and have failed. You can get copies of these certificates and notices from the Planning Office. If you are the owner, fill in Certificate A on page 3.

9 Building Regulations and planning permission

These notes only cover Listed Building Consent. You may also need to apply for planning permission and for approval under the Building Regulations. You can get forms and further information from the Planning Office.

Please send your application to:

Head of Planning
Planning and Environmental Services Department
Town Hall
Chapel Road
Worthing
West Sussex BN11 1LF.

Phone: 01903 239999
Fax: 01903 207365
E-Mail: wbc-planning@pavilion.co.uk

Before sending your application please make sure you have:

- answered all the questions;
- signed and dated the application form;
- signed and dated Certificate A (or Certificate B if you do not own all the land);
- enclosed four sets of your plans (one must be coloured to show the work you are applying for).

Remember that an agent can sign the form and certificate for you.

3475 Crystal Mark
Clarity approved by Plain English Campaign

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BOROUGH OF WORTHING
DEPOSITED 14/12/87
TP REF NO
WB / 07-/1360/LBC

Design and access statement:

Replacement garage door to 7 The Steyne Worthing BN11 3DS

Use

The proposed garage door is to replace an existing one that is difficult to operate due to irreparable damage. This buckled door is a disfigurement for passing pedestrians and drivers and users of the public grassed area opposite, as well as the applicants. The existing vehicular opening within the East boundary wall to the site, has been established (complete with its garage door closure) for a considerable number of years. The vehicular opening allows comfortable and safe access/egress to/from an existing enclosed double garage (not visible from the adjacent footpath, one-way road and grassed area running parallel with the site) via an unsheltered parking compound for cars owned by the applicants. The garage door in a closed position offers the applicants privacy and security and is a positive visual and long-held characteristic both of the area and for the passing general public.

Amount

The proposal consists of one replacement garage door, in white.

Layout

The proposal does not affect the layout of the site. The opening size within the wall is not amended in any way.

Scale

The scale is not altered in any way by the proposal.

Landscaping

Landscaping is not involved in this proposal.

Appearance

One of the present drawbacks inherent in the appearance of the current garage door is that it is of an up'n'over design. In the 'open' position, this allows the door to protrude somewhat at the top of the opening, not

considered an attractive feature in this central townscape situation. Also, from the inside, the metal framework supporting the door and its action appears most unattractive. The applicants gave full consideration to the possible alternatives, involving a good deal of consultation and research. A sideways-round-the-corner electrically operated door proved economically unviable (an estimate of well over £7,000.00 was received) as well as impractical as no manufacture was willing to guarantee the externally situated electronic gear required. (This vehicular opening leads immediately to an unsheltered compound and not an enclosed garage.) A flat sideways sliding door was also ruled out for impractical reasons, as the gear required to operate it would appear above the parapet of the boundary brick wall and be visible from The Steyne side. It would also necessitate brick pavers being cut at ground level to have a channel inserted to support the bottom of the sliding door and would clearly show disturbance on both sides of the door. The channel would also require constant maintenance. The most practical solution, resolving conflicting issues, is for a simple roller shutter design that is unobtrusive in appearance and which matches the whiteness of the existing door. After a lot of research, this decision was based on an understanding of the aesthetic, economic and practical realities as it affects the site and the real users of this proposal.

John Alexander December 2007