Form Ref. No. 471689

ADUR DISTRICT COUNCIL

Application for Conservation Area Consent

(for Total or Substantial Demolition of Unlisted Buildings only)

Planning (Listed Buildings and Conservation Areas) Act 1990

4 copies of this form to be submitted together with the relevant plans
All measurements must be given in metric (89/617 EEC Directives)

For Official use only
Application No ADC039267 CA
Date received 28 JUN 2007

Applicant's Details

Title	
Forenames	
Surname	Cornwall Garage Group Ltd
Telephone	
Email	
Address	c/o Agent
	c/o Agent
Postcode	

Do you have an agent? Yes

Agent's Details (if any)

Title	Mr
Forenames	Douglas
Surname	Bond
Telephone	01189 884923
Email	office@woolfbond.co.uk
Address	Woolf Bond Planning LLP
	The Mitfords
	Basingstoke Road
	Three Mile Cross
	Reading
Postcode	RG7 1AT

Type of Application

I/We apply for Conservation Area Consent for:-

(i) Total or substantial demolition of a building with a total cubic content exceeding 115 cubic metres (as ascertained by external measurement) ◉

(ii) Total or substantial demolition of a gate, wall, fence or railing which is one metre or more in height where abutting on a highway (including a public path or bridleway) or 2 metres high or more in any other case. ○

(iii) Total or substantial demolition of a pre-1925 tombstone (being a monument or memorial to a deceased person erected before 1 January 1925) ○

(iv) Removal or variation of a condition on a Conservation Area Consent ○

If (iv), state condition number

attached to consent reference number

Application Details

Full address or location of the works forming the subject of this application: 412 Brighton Road, Shoreham-by-Sea, BN4 5DR

Does the applicant own or control any adjoining land or buildings? No

Area of land to which the application relates (Hectares): 0

Full description of the proposed works:

Redevelopment to include demolition of the existing petrol filling station and the erection of a part three storey and part four storey development containing nine flats with associated parking

Are you seeking consent for works already carried out? No

If yes, give the date(s) when the works were carried out

The next 3 details are applicable only if you answered 'Yes' to question (i) (Type of Application) above

Please give the reference and date of the planning permission for redevelopment, if any, and the date of the making of a contract for redevelopment, if any

Particulars of Use of Building

Please state:

Present use: Petrol Filling Station

If vacant, the last use:

Plans - 4 Copies Required

List of drawings and plans submitted:

Drawing / Plan	Number	Scale
Ground and First Floor Plan	2339/04/P3	1:100
Second and Third Floor Plan	2339/05/P2	1:100
Site Plans	2339/06/P2	1:200
Elevations View A and View C	2339/07/P3	1:100
Elevations View B and View D	2339/08/P3	1:100
Land Survey	15614A/1	1:100
Site Location Plan	WBP1	1:1250
Proposed Site Access with Kerb Build-Out	CS/022134/01	1:500

It is important that this application is signed and dated:

Signed: [redacted] Date: 27.06.07

On behalf of: (Insert applicant's name if signed by agent) CORNWALL GARAGE GROUP LTD

Certificate

Certificate under Section 11 of the Planning (Listed Buildings and Conservation Areas) Act 1990

N.B. A signed certificate MUST accompany this application.

If the applicant is the owner the following certificate should be completed and the printed form signed.
('Owner' means a person having a freehold interest or a tenancy the unexpired term of which was not less than 7 years.)

I certify that:
At the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the Owner of any part of the land to which the application relates.

Tick to agree to this statement.

Signed: ..... Date: .....

On behalf of: (Insert applicant's name if signed by agent) ....

ADUR
DISTRICT COUNCIL

Form Ref. No. 490132

Notice Of Application For Planning Permission
NOTICE NO.1

Town and Country Planning (General Development Procedure) Order 1995

This form is to give notice of Application of Planning Permission, to be published *in a newspaper* or to be served on an owner or a tenant

roposed development at

Address	412 Brighton Road
	Shoreham-by-Sea
Postcode	BN4 5DR

the land to which the application / appeal relates to part of, or wholly, an agricultural holding? No

ive notice that

Title	
Forenames	
Surname	Cornwall Garage Group Ltd

s applying to the ADUR DISTRICT COUNCIL for planning permission to (description of the proposed development)

Redevelopment to include demolition of the existing petrol filling station and the erection of a part three storey and part four storey development containing nine flats with associated parking.

Anyone owner of the land or tenant who wishes to make representations about this application should write to the Council at: Development Control, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR

by 18/07/2007

'owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: [redacted] Date: 27.06.07

On behalf of: Cornwall Garage Group Ltd

Statement of owners' rights:
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights:
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

ertificate B

ertify that:

ie applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying efore the date of the application were owners of any part of the land to which the application relates, as listed elow

Owner's Name	Address at which notice was served	Date on which notice was served
	4/6 East Street	27/06/2007
alifax Estate Agents		
	Shoreham-by-Sea	
	West Sussex	
	BN43 5ZE	

---

lone of the land to which the application relates is, or is part of, an agricultural holding.

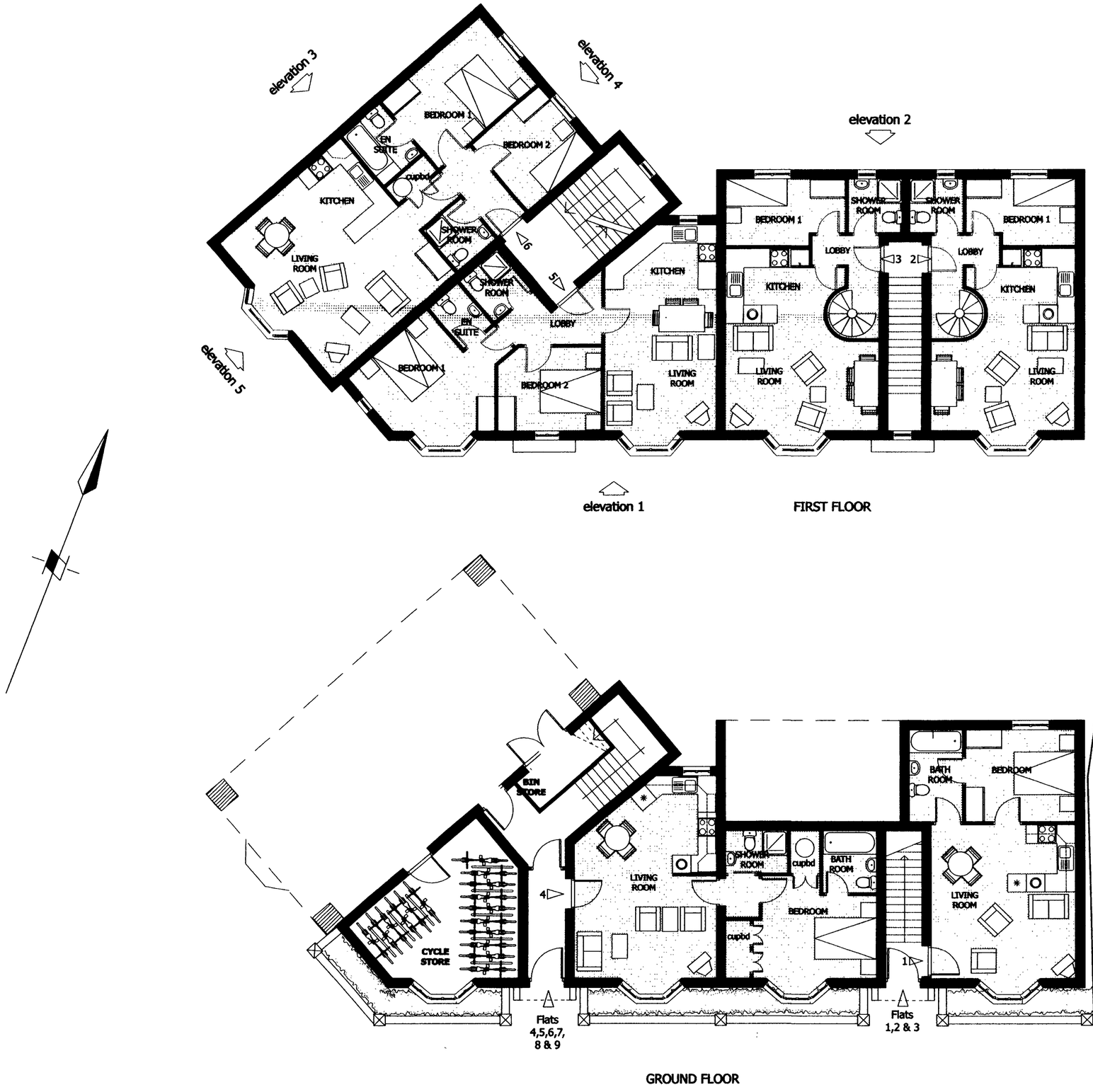
~~OR~~

~~given the requisite notice to every person other than self who, on the day 21 days before~~ ne date of the ~~was a tenant of an agricultural holding on all or part of the land to which the~~ elates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [redacted] Date: 27.06.07

(On behalf of): Cornwall Garage Group Ltd



FIRST FLOOR

GROUND FLOOR

PLANNING COUNCIL
PLAN No. Ardo39267
DATE RECEIVED 28 JUN 2007

Client

Cornwall garage Group

Job title

Proposed Redevelopment
412 Brighton road
Shoreham

Drawing title

Ground Floor and
First Floor Plan

Scale	Date	Drawn
1 : 100	14.03.05.	cbassil

HIVES ARCHITECTS

Chartered Architects; Town Planners
48 Queen's Road, Reading
RG1 4BD

Tel: 0118 958 7331 Fax: 0118 939 4119

2339 04 P3



PLANNI
PLAN No. Arc639267
DATE RECEIVED 28 JUN 2007

Client

Cornwall garage Group

Job title

Proposed Redevelopment
412 Brighton road
Shoreham

Drawing title

Second Floor and
Third Floor Plan

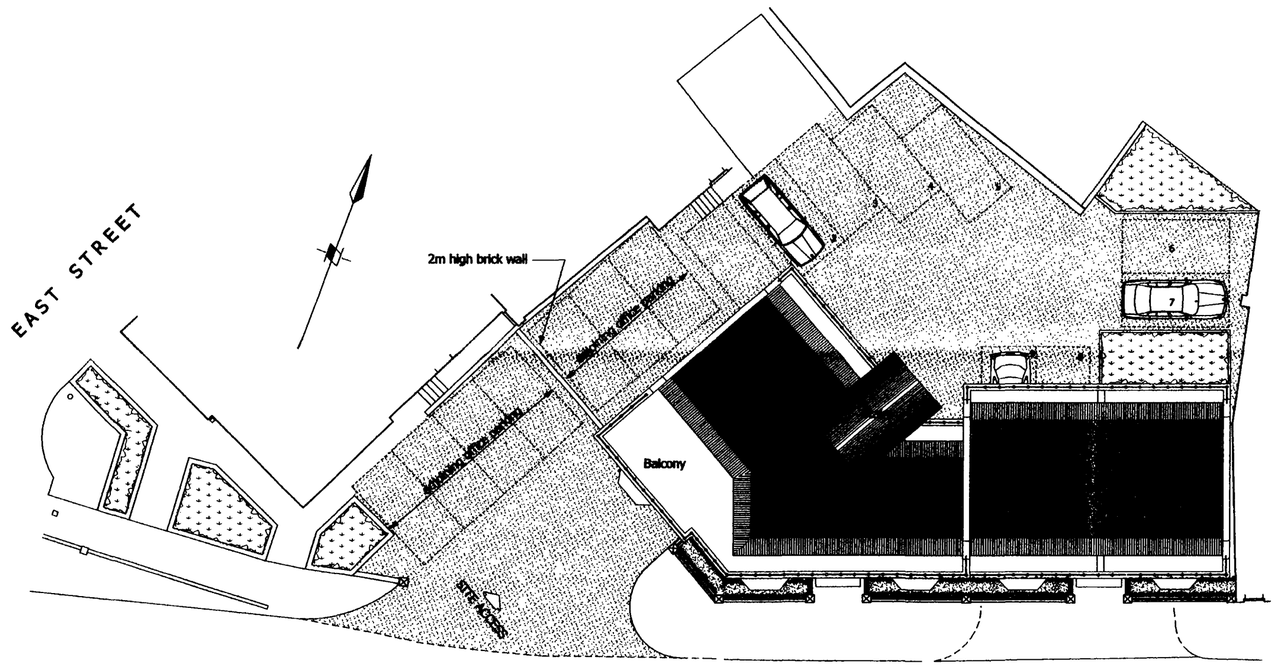
Scale	Date	Drawn
1 : 100	14.03.05.	cbassll

HIVES ARCHITECTS

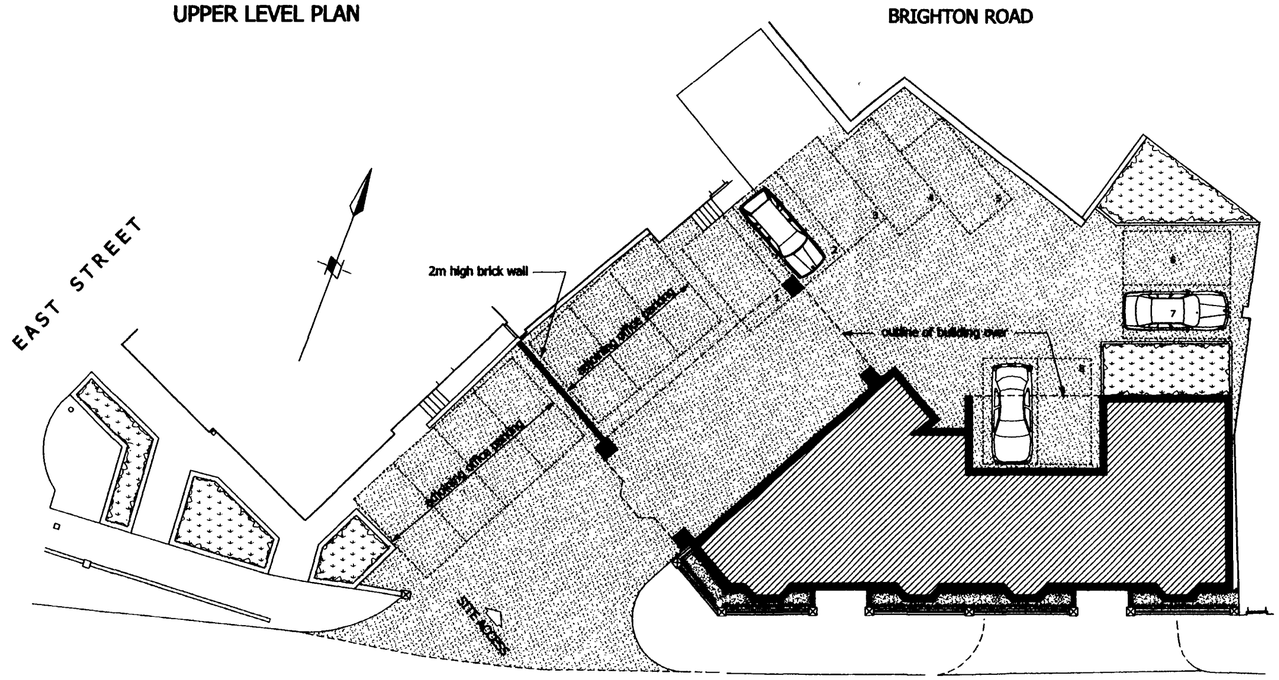
Chartered Architects; Town Planners
48 Queen's Road, Reading
RG1 4BD

Tel: 0118 958 7331 Fax: 0118 939 4119

2339 05 P2



UPPER LEVEL PLAN



GROUND LEVEL PLAN

PLANNING
PLAN No. Arc/039267
DATE RECEIVED 28 JUN 2007

Client
Cornwall Garage Group

Job title
Proposed Redevelopment
412 Brighton Road
Shoreham

Drawing title
Site Plans

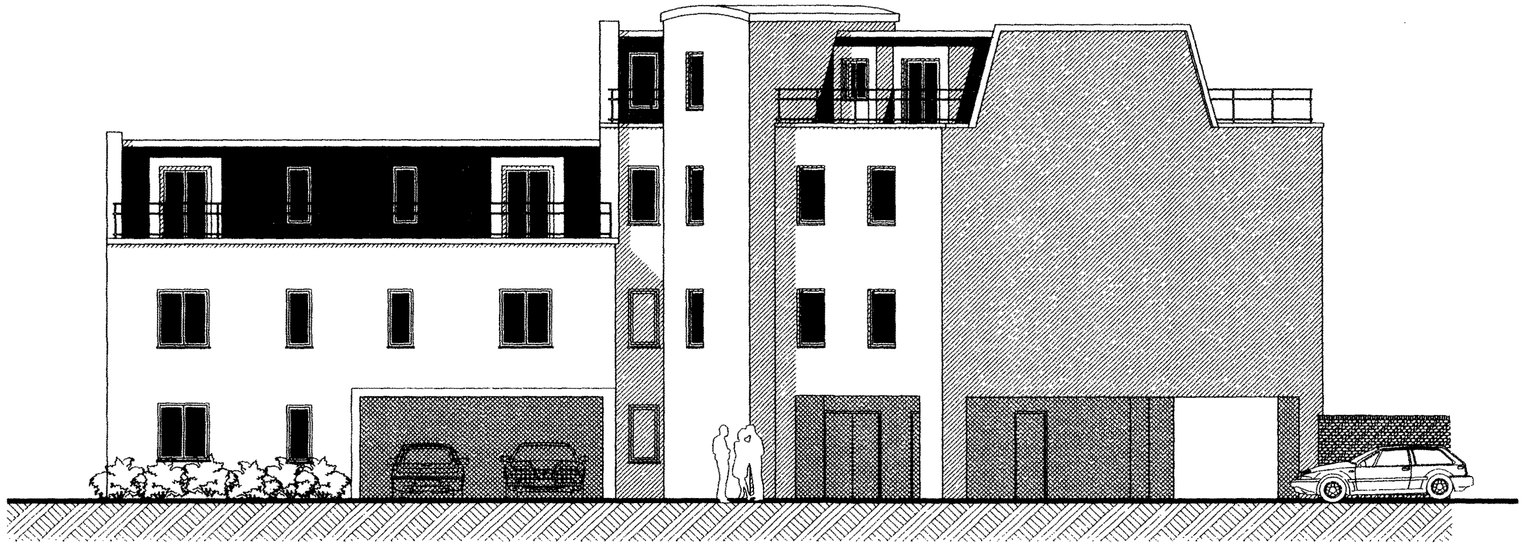
Scale	Date	Drawn
1 : 200	19.01.05.	cbassil

HIVES ARCHITECTS
Chartered Architects; Town Planners
43 South Street, Reading
RG1 4QU
Tel: 0118 958 7331 Fax: 0118 939 4119

2339	06	P2



Front Elevation (View A) to Brighton Road



Rear Elevation (View C)

PLANNING
PLAN No. A06/35267
DATE 28 JUL 2006
Client

Cornwall Garage Group

Job title

Proposed Redevelopment
412 Brighton Road
Shoreham

Drawing title

Elevations
View A and View C

Scale	Date	Drawn
1 : 100	20.04.05.	cbassil

HIVES ARCHITECTS
Chartered Architects; Town Planners
46 Queens Road, Reading
RG1 4AU

Tel: 0118 958 7331 Fax: 0118 939 4119

2339	07	P3



Front Elevation (View B) to Brighton Road



Rear Elevation (View D)

PLAN
PLAN No. Arc039267
28 JUN 2007

Client

Cornwall Garage Group

Job title

Proposed Redevelopment
412 Brighton Road
Shoreham

Drawing title

Elevations
View B and View D

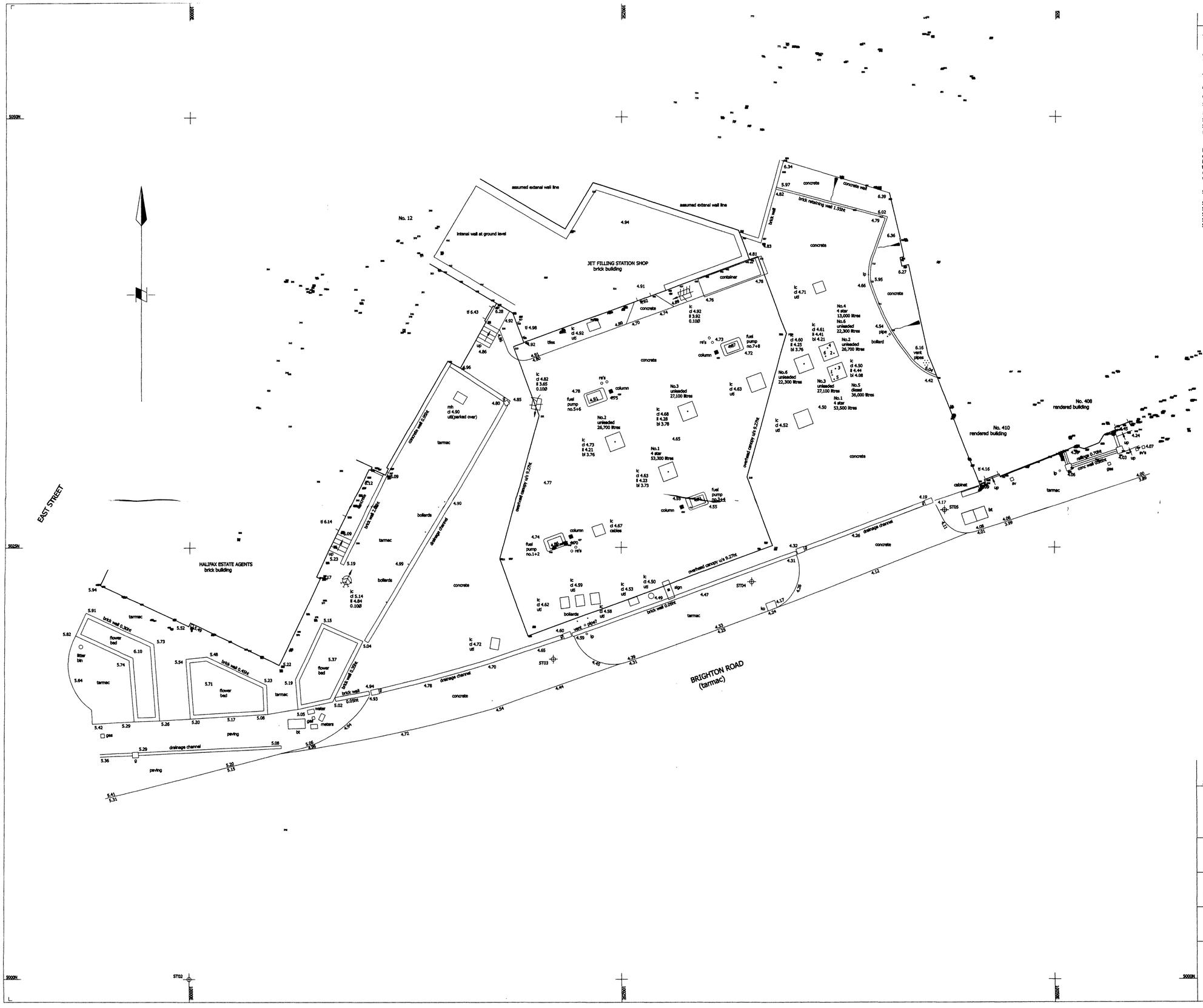
Scale	Date	Drawn
1 : 100	20.04.05.	cbassil

HIVES ARCHITECTS

Chartered Architects; Town Planners
46 Queens Road, Reading
RG1 4AU

Tel: 0118 958 7331 Fax: 0118 939 4119

2339	08	P3



Notes

THIS SURVEY HAS BEEN PREPARED WITH A SCALING ACCURACY FOR A PLOT AT A SCALE OF 1/200

ALL LEVELS ARE IN METRES AND ARE RELATED TO AN ORDNANCE SURVEY BENCH MARK LOCATED ON ST MARYS CHURCH (value 7.68m)

THE CO-ORDINATE GRID IS BASED ON ASSUMED VALUES

ALL TREE HEIGHTS AND SPREADS ARE APPROXIMATE

WE HAVE TRIED TO IDENTIFY TREE TYPES, HOWEVER IF TREE SPECIES ARE CRITICAL SPECIALIST ADVICE SHOULD BE GAINED.

DRAINAGE PIPE SIZES HAVE BEEN MEASURED FROM THE SURFACE, CHAMBER ACCESS HAS NOT BEEN GAINED FOR SAFETY REASONS, THERFORE SIZES SHOULD BE REGARDED AS APPROXIMATE

bl	bed level
cl	cover level
il	invert level
tl	threshold level
utl	unable to lift
wl	water level

STATION	EASTINGS	NORTHINGS	LEVEL	TYPE
ST01	10060.418	5021.991	4.040	PIN
ST02	10000.000	5000.000	5.307	PIN
ST03	10021.134	5018.547	4.570	PIN
ST04	10032.548	5023.031	4.369	PIN
ST05	10043.682	5027.194	4.146	PIN

Arc 6392607

28 JUN 2007

JP/RRJ © ON CENTRE SURVEYS LTD. 2005 ACAD

job

JET FILLING STATION
412 BRIGHTON ROAD
SHOREHAM BY SEA
BN4 5DR

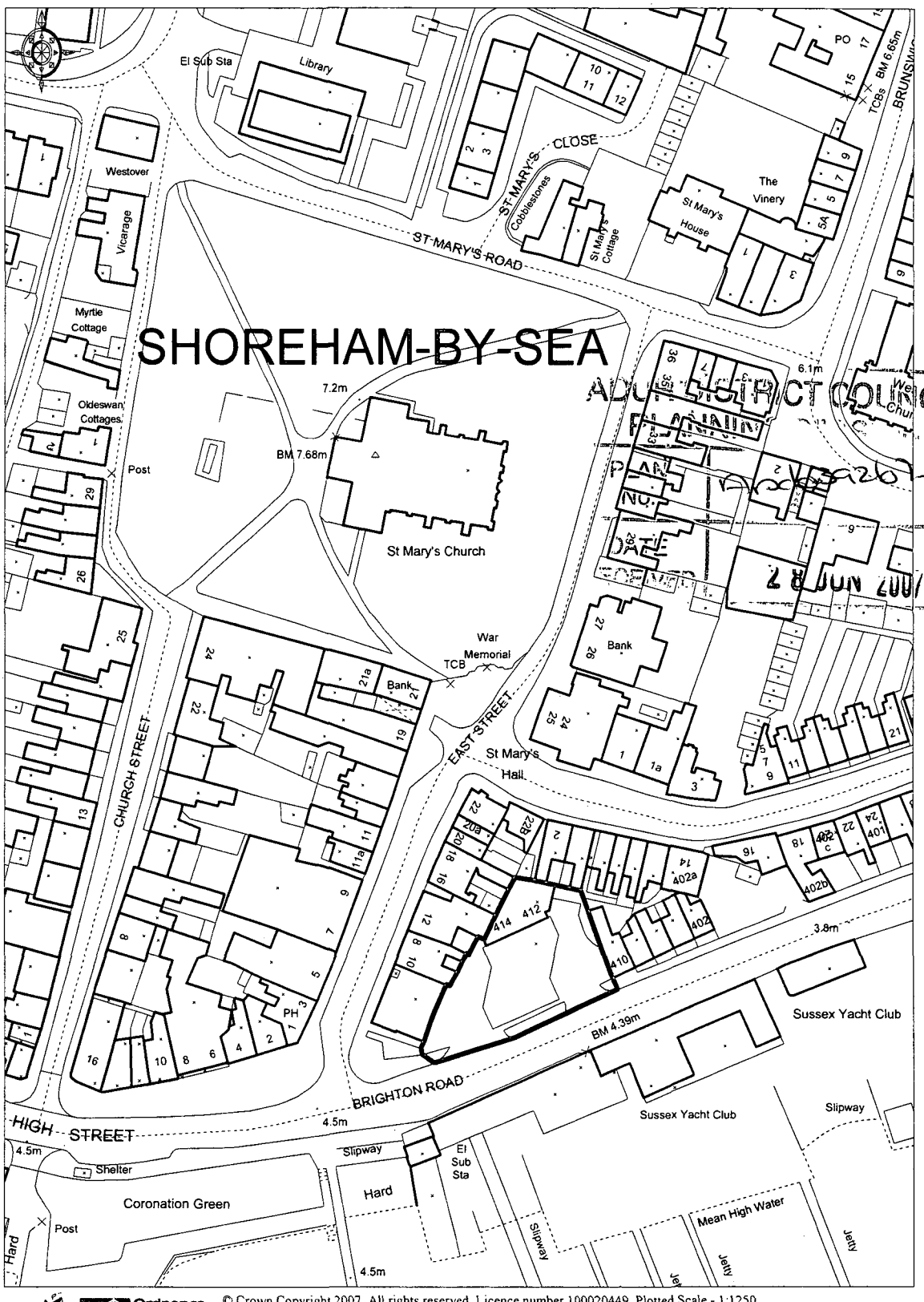
client

HIVES ARCHITECTS

title	dwg no.
LAND SURVEY	15614A/1
scale	date
1/100	06/01/05

ON CENTRE SURVEYS LTD.
LAND & BUILDING SURVEYORS
GEODETIC ENGINEERS
Satchwell Granary, New Street, Leamington Spa CV31 1HP
TEL: 01926 336239 FAX: 01926 316606
E-MAIL: info@oncentre.co.uk
A member of The Survey Association

Plan WBP1 - Site Location Plan



ADUR DISTRICT COUNCIL
PLANNING
NO.
DATE
28 JUN 2007

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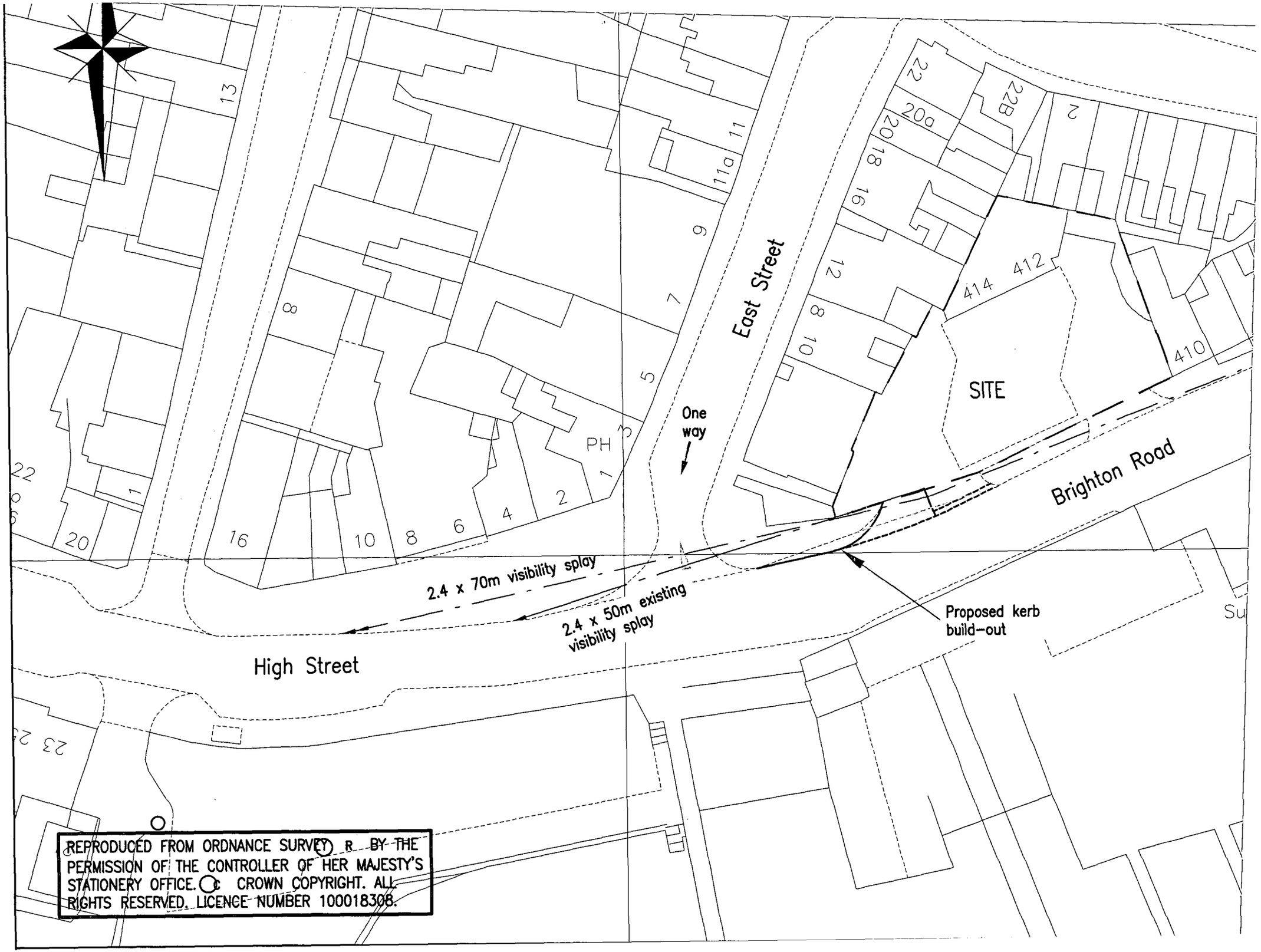
Woolf Bond Planning
Chartered Town Planning Consultants



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