ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR**
Tel: (01273) 263222 Fax: (01273) 263203 (Calls may be recorded)
www.adur.gov.uk DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

Application Number: ADC/0392/07

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

Mr Douglas Bond
Woolf Bond Planning LLP
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT

On behalf of: Cornwall Garage Group Ltd

In pursuance of their powers under the above-mentioned Acts, for the reason stated hereunder, the Council hereby GRANT Conservation Area Consent for the following 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 (Conservation Area Consent application)**

**412 - 414 Brighton Road Shoreham-by-Sea West Sussex**

in accordance with and subject to compliance with the details specified in your Plan and Application No. ADC/0392/07 submitted to the Council on 28/06/2007 subject to due compliance with the conditions specified hereunder.

Peter Davies

Peter Davies
Head of Planning and Community

Date: 17/08/2007

## SCHEDULE

**Reasons for Granting Conservation Area Consent**

01. The proposal would preserve or enhance the character or appearance of the Conservation Area and would accord with the relevant policies of Adur District Local Plan (AB4) and the adopted West Sussex Structure Plan 2001-16 (CH4).

**Conditions**

01. The works for which Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

**Reason**: *To comply with Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.*

02. The buildings forming the subject of this application shall not be demolished before a contract for the carrying out of works for redevelopment of the site has been made and full planning permission for the redevelopment for which the contract provides has been granted.

**Reason**: *To conserve the character and appearance of the area and to comply with policy AB5 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*