ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0345/10**

Mike Smith
Insite Planning Ltd
5 Beechwood Avenue
Brighton
East Sussex
BN1 8ED

Details of Development

CHANGE OF USE FROM PUBLIC HOUSE/RESTAURANT WITH INCIDENTAL STAFF ACCOMMODATION AND STORAGE TO HOTEL, RESTAURANT AND BAR WITH ALTERATIONS INCLUDING REAR DORMER AND FRONT ROOFLIGHTS TO MAIN BUILDING AND CONVERSION OF REAR STORAGE BUILDINGS TO HOTEL BEDROOMS

Location of Development

THE NEW SUSSEX HOTEL 182 SOUTH STREET LANCING WEST SUSSEX BN15 8AU

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 20th September 2010.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

15/11/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development would provide additional tourist accommodation within the district and would not detract from the existing local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AR20).

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The use hereby permitted shall not commence until details of the patio enclosures have been submitted to and approved by the Local Planning Authority and the work shall be carried out in accordance with such details.

    Reason: *In the interests of residential amenity and to accord with policy AG1.*

03. Prior to commencement of works, details of the proposed external windows and doors, including roof lights, shall be submitted to and approved by the Local Planning Authority and work shall be carried out in accordance with such details.

    Reason: *In the interests of visual amenity and to accord with policy AG1.*

04. The use hereby permitted shall not commence until the cycle stores have been provided in accordance with details to be submitted to and approved by the Local Planning Authority and work shall be carried out in accordance with such details.

    Reason: *In the interests of sustainable transport.*

05. The materials and finishes of the external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.

    Reason: *In the interests of visual amenity and to comply with policy AG1 of the Adur District Local Plan.*

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06. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. 1340/1398c – received 20th September 2010
Drawing no. 1340/1399b – received 20th September 2010

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

07. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AP9 of the Adur District Local Plan.*

08. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity.*