Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr M Simmonds
Malcolm Simmonds Architects
Green Dene Barn
Storrington Road
Thakeham, Pulborough
West Sussex RH20 3EF

LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NUMBER: WB/11/0126/LBC

On behalf of: Mr F Harrison

In pursuance of their powers under the above-mentioned Acts, for the reason stated hereunder, the Council hereby GRANT Listed Building Consent for the following works:

Internal and external alterations including demolition and rebuild of one-and-half storey rear outshot, internal adjustments to provided improved layout; loft conversion with dormer window to rear roof slope; replacement of sash window on first floor rear elevation with new

23 Alfred Place Worthing West Sussex BN11 3EP

in accordance with the details specified in your Plan and Application No. WB/11/0126/LBC submitted to the Council on 11/03/2011 and subject to due compliance with the conditions specified hereunder.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 22/07/2011

Worthing Borough Council

Worthing Borough Council, Planning Services, Portland House, Richmond Road, Worthing, West Sussex, BN11 1LF
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SCHEDULE

Reasons for Granting Permission

01. The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with Worthing Core Strategy Policy 16, Policy BE6 of the South East Plan and the guiding principles of PPS5.

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 development hereby permitted shall be carried out in accordance with the following approved plans and supplementary information except as where specified in any other condition attached to this permission:-

Drawing No. ALF/Loc.01 Titled Location Plan dated and deposited 11-03-2011
Drawing No. ALF/D.05A Titled AS PROPOSED: EAST & WEST ELEVATIONS, BLOCK PLAN & WINDOW DETAIL dated and deposited 20-05-2011
Drawing No. ALF/D/03A Titled AS PROPOSED: FRONT & REAR ELEVATIONS dated and deposited 20-05-2011
Drawing No. ALF/D.01B Titled AS PROPOSED: GROUND & FIRST FLOOR LAYOUTS dated and deposited 20-05-2011
Drawing No. ALF/D.02A Titled AS PROPOSED: SECOND FLOOR, LOFT LAYOUT & ROOF PLAN dated and deposited 20-05-2011
Drawing No. ALF/D/04A Titled AS PROPOSED: SECTIONAL ELEVATIONS dated and deposited 20-05-2011
Design and access statement and supporting documentation dated and deposited 11-03-2011
Supplementary information Titled Structural report – 23 Alfred Place, Worthing dated and deposited 05-05-2011
Additional Plan untitled dated and deposited 05-05-2011
Supplementary information and accompanying additional plan No. ALF/SKO1 dated and deposited 16-06-2011

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

03. At all times during the progress of the work hereby approved, adequate measures shall be taken to protect the remaining part of the Listed Building from collapse or structural damage. Upon completion of the work for which Listed Building Consent is hereby granted, any damage caused to the fabric of the building shall be made good to the written satisfaction of the Local Planning Authority.

Reason: [*To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*

04. No development shall be carried out unless and until samples and a schedule of all the materials and finishes to be used for the external walls (including the brick surround to the new first floor casement window) and new slate roofs of the development has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*

05. Notwithstanding the submitted drawings, no development shall be carried out unless and until details of all new fenestration and new French Doors to rebuilt rear outshot, including mouldings, at a scale of no less than 1:1 shall be submitted to and approved in writing by the Local Planning Authority prior and the new fenestration and French Doors shall be installed on the building only in accordance with those approved details.

Reason: *To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*

06. Prior to the commencement of construction of the rebuilt rear outshot, a sample of flintwork that indicates the colour, texture and pointing style of the mortar, shall be constructed on the site and inspected and approved in writing by the Local Planning Authority. Thereafter, the rebuilt outshot shall be constructed in accordance with the agreed sample panel which shall be retained on site until the outshot rebuilding has been completed.

Reason: *To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*

07. Notwithstanding the submitted drawings, no development shall be carried out unless and until details of the new painted steel balustrade, including profiles, and its fixings and a schedule of the materials and external finishes to be used, shall be submitted to and approved in writing by the Local Planning Authority and the new painted steel balustrade and fixings shall be constructed and installed on the building only in accordance with those approved details.

Reason: *To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*

08. Notwithstanding the submitted drawings, no development shall be carried out unless and until details of the new external rear access gate and hinge arrangement, including a schedule of the materials and external finishes to be used, have been submitted and approved by in writing the Local Planning Authority and the new external rear access gate and hinge arrangement shall be installed on the building only in accordance with those approved details.

Reason: *To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*

09. Notwithstanding the submitted drawings, no development shall be carried out unless and until a schedule of the materials and external finishes to be used for the new surfacing of the rear yard, have been submitted and approved by in writing the Local Planning Authority and the surfacing shall be installed on the rear yard only in accordance with those approved details.

Reason: *To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*

10. Notwithstanding the submitted drawings, no development shall be carried out unless and until further details of the Bio-folding doors, including moulding details at a scale of no less than 1:1 have been submitted to and approved in writing by the Local Planning Authority and the new Bio-folding doors shall be installed in the building only in accordance with those approved details.

The bio-folding doors so approved shall be installed prior to the occupation of the altered ground floor living room and dining rooms and/or the re-built rear outshot whichever is completed the sooner.

Reason: *To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*

11. Notwithstanding the submitted drawings, no development shall be carried out unless and until details of the new solid internal doors, including a schedule of the materials and finishes and the panelling design to be used, have been submitted and approved by in writing the Local Planning Authority and the new solid internal doors shall be installed in the building only in accordance with those approved details.

Reason: *To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*

12. Notwithstanding the submitted drawings, no development shall be carried out unless and until details of the new stair and handrail and altered balustrade, including a schedule of the materials and external finishes to be used and an elevation drawing at no less than 1:10 as viewed from the adjacent second floor corridor, shall be submitted to and approved in writing by the Local Planning Authority and the new stair and handrail and altered balustrade shall be constructed and installed in the building only in accordance with those approved details.

Reason: *To safeguard the Listed Building in accordance with Worthing Core Strategy Policy 16, South East Plan Policy BE6 and the guiding principles of PPS5.*