Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0335/CAC

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

ADCS Ltd
17 Springfield Gardens
Worthing
West Sussex
BN13 2DF

PROPOSAL: Application for Conservation Area Consent for the demolition of existing outbuildings and workshops in connection with proposed redevelopment with 7 residential dwellings.

LOCATION : Land rear of 14 - 22 New Street Worthing

DATE REGISTERED 31st March 2008

APPLICANT : Promutual Group LLP

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1137/PO1; 1137/PO2; 1137/PO3 Rev. B; 1137/PO4 Rev. C; 1137/PO5 Rev. C and the Report as to the condition, construction and quality of buildings designated as of local interest and their suitability for demolition and redevelopment, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT CONSERVATION AREA CONSENT subject to the following conditions:-

1. The works for which Conservation Area Consent is hereby granted shall be begun no later than the expiration of 3 years beginning with the date of this consent.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The buildings forming the subject of this consent shall not be demolished before a contract for the redevelopment of the site has been made and planning permission for the redevelopment for which the contract provides has been granted and remains extent.

Cont.....

Dated : 6th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

WB/08/0335/CAC

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES9 - Contaminated Land
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
ERA2 - Nature Conservation
LOC1 - Locational strategy
NE1 - Level of residential and employment development

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