Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0889/LBC

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

Mr W Bryce
Bryce's Seafood Brasserie
13 - 23 The Steyne
Worthing
West Sussex
BN11 3DU

PROPOSAL: Application for Listed Building Consent for the retention of external ventilation duct to rear of premises and provision of a glass privacy screen at the front of the building.

LOCATION : Bryce's Seafood Brasserie 13 - 23 The Steyne Worthing

DATE REGISTERED 13th July 2007

APPLICANT : Mr W Bryce

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 01, 02, 3892.01 and (10) 200, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT LISTED BUILDING CONSENT subject to the following condition(s):-

1. The works for which Listed Building 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

Cont.....

Dated : 11th September 2007

Assistant Director (Planning Services)

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

2. 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.

3. The current unauthorised works to the Listed wall shall be removed and made good to the satisfaction of the Local Planning Authority.

   Reason: In the interest of the appearance of the Listed Building.

4. The proposed metal intake and extract ducting shall be rust proofed and then painted to match the colour of the adjacent wall, within TWO MONTHS from the date of this approval.

   Reason: In the interest of the appearance of the Listed Building.

5. Within TWO MONTHS the date of this permission a programme of works for the maintenance of the intake and extract ducting and the glazed screens and supports, shall be submitted in writing to and approved in writing with the Local Planning Authority. Thereafter, the ventilation ducting and glazed screens shall be maintained in accordance with the approved details.

   Reason: In the interest of the appearance of the Listed Building and the Steyne Gardens Conservation Area.

INFORMATIVES

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

Adopted Worthing Local Plan 2003

BE21 - Development in a Conservation Area
BE26 - Alterations and Extensions to Listed Buildings

Adopted West Sussex Structure Plan 2001 – 2016

CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance

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.