Adur District Council

Planning, Regeneration and Wellbeing

Mr Brad Jones
Carden & Godfrey
33 Clerkenwell Close
London
EC1R 0AU

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0290/13

Details of Development
EXTENSION TO NORTH SIDE TO PROVIDE ACCESSIBLE WC AND TEA MAKING FACILITY, INCLUDING UNBLOCKING AND REPAIR OF DOORWAY

Location of Development
ST JAMES THE LESS CHURCH MANOR ROAD LANCING WEST SUSSEX

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 13th March 2013.

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
14/05/2013

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposal would preserve the character of the listed building, its setting within the Conservation Area and any features of special architectural or historic interest which it possesses and would accord with the relevant saved policies of the Adur District Local Plan (AB4, AB7-9) and the National Planning Policy Framework.

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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building (as specified in the application) unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to safeguard the historic character and appearance of the listed building and conservation area having regard to saved policies AB4 and AB9 of the Adur District Local Plan.*

03. This permission relates to the following approved plans received 13 March 2013:-

Site Plan
Block Plan
Drawing No. 4380-200 (Proposed Floor Plan)
Drawing No. 4380-201 (Proposed Elevations)
Design and Access Statement

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PTO

02. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.