ADUR DISTRICT COUNCIL

Mr Alex Bateman
Mohsin Cooper
7 Hove Manor Parade
Hove Street
Hove
BN3 2DF

LISTED BUILDING CONSENT

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

APPLICATION NUMBER: AWDM/1033/22

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:

Listed Building Consent for internal and external alterations involving removal and insertion of internal walls and doors, new windows and external doors, and demolition of non historic rear extension in connection with change of use of former Presbytery to six flats with 6no. parking spaces

Monks Farm Presbytery 127 North Road Lancing West Sussex

in accordance with the details specified in your Plan and Application No. AWDM/1033/22 submitted to the Council on 21/06/2022 and subject to due compliance with the conditions specified hereunder.

GPeck

Gary Peck
Planning Services Manager
07/02/2023

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
DESIGN & HERITAGE REPORT	December 2022	20.12.2022
PROPOSED SITE PLAN	2210(11)000	20.12.2022
EXISTING GROUND FLOOR PLAN	2210(20)001	20.12.2022
EXISTING FIRST FLOOR PLAN	2210(20)002	20.12.2022
EXISTING LOFT PLAN	2210(20)003	20.12.2022
EXISTING ROOF PLAN	2210(20)004	20.12.2022
PROPOSED FIRST FLOOR PLAN	2210(21)001	20.12.2022
PROPOSED LOFT PLAN	2210(21)002	20.12.2022
PROPOSED ROOF PLAN	2210(21)003	20.12.2022
DEMOLITION GROUND FLOOR PLAN	2210(22)001	20.12.2022
DEMOLITION FIRST FLOOR PLAN	2210(22)002	20.12.2022
EXISTING FRONT ELEVATION (EAST)	2210(30)000	20.12.2022
EXISTING SIDE ELEVATION (SOUTH)	2210(30)001	20.12.2022
EXISTING REAR ELEVATION (WEST)	2210(30)002	20.12.2022
EXISTING SIDE ELEVATION (NORTH)	2210(30)003	20.12.2022
PROPOSED FRONT ELEVATION (EAST)	2210(31)000	20.12.2022
PROPOSED SIDE ELEVATION (SOUTH)	2210(31)001	20.12.2022
PROPOSED REAR ELEVATION (WEST)	2210(31)002	20.12.2022
PROPOSED SIDE ELEVATION (NORTH)	2210(31)003	20.12.2022
DEMOLITION FRONT ELEVATION (EAST)	2210(32)000	20.12.2022

Reference/Drawing Number	Version	Date Rec
DEMOLITION SIDE ELEVATION (SOUTH)	2210(32)001	20.12.2022
DEMOLITION REAR ELEVATION (WEST)	2210(32)002	20.12.2022
DEMOLITION SIDE ELEVATION (NORTH)	2210(32)003	20.12.2022
PROPOSED POSITION HEAD DETAIL	2210(50)000A	16.01.2023
PROPOSED GROUND FLOOR PLAN	2210(21)000A	16.01.2023
EXISTING SITE PLAN	2628.04 A	21.06.2022
SITE LOCATION PLAN	2628.09 A	21.06.2022

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

02. 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.*

03. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect 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 within 4 months in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To preserve the building having regard to the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

04. Prior to the commencement of any work to the windows and doors, a specification detailing the materials, colour and external finishes of the windows and doors, and a sample or drawings and sections of the windows and doors at a scale of 1:20; detailing the dimensions/ profiles/ proportions of the frames and glazing bars, shall have been submitted to and approved in writing by the Local Planning Authority. The windows shall only be installed in accordance with the approved details.

Reason: *In the interests of visual amenity and to protect the historic character and appearance of the listed building and to comply with policies 15 and 17 of the Adur Local Plan.*

05. Prior to the commencement of any new joinery or moulding work, details of new joinery and moulding at a scale of 1:20 shall have been submitted to and

approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to protect the historic character and appearance of the listed building and to comply with policies 15 and 17 of the Adur Local Plan.*

06. Prior to occupation, proposals to protect the basement from water ingress shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details before any flat is occupied.

Reason: *In the interests of visual amenity and to protect the historic character and appearance of the listed building and to comply with policies 15 and 17 of the Adur Local Plan.*

07. Prior to the commencement of any external works, details of the work to be carried out to repair the existing flint wall in the rear garden shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to protect the setting of the listed building and to comply with policies 15 and 17 of the Adur Local Plan.*

Ref: AWDM/1033/22

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.