ADUR DISTRICT COUNCIL

Adur District Council

Office use
App. AOC/03/86
Date Rc. 18 JUL 2007

Application for Listed Building Consent

Planning (Listed Buildings and Conservation Areas) Act 1990

Please read the notes before you fill in this form.

1 Applicant (in block capitals)

Full name : PREZZO RESTAURANTS	
Address (including postcode):	
c/o AGENT.	
Phone Number:	
Home:	
Work:	
Extension:	
Fax Number:	

Agent (if any)

Full name : FRANKHAM CONSULTANCY GROUP.	
Address (including postcode): OAKFIELD HOUSE, 35 PERRYMOUNT ROAD, HAYWARDS HEATH, WEST SUSSEX, BN1 2PL.	
Phone Number: 01444 444900	
Home: N/A	
Work: AS ABOVE.	
Extension: N/A.	
Fax Number: 01444 453157.	

2 Type of Application

	Yes	No
I am applying for Listed Building Consent to: demolish a listed building	☐	☑
demolish part of a listed building (please see note 4)	☐	☑
I am applying to alter or extend a listed building	☑	☐
I am applying to fix an advertisement or structure to a listed building	☐	☑
I am applying to remove or change a condition on a Listed Building Consent	☐	☑

If 'Yes', please give the condition number ☐ and the application number ☐

3 Please give the address of the building this application relates to.

TOWN HALL CHAMBERS, 45-49 HIGH STREET, SHOREHAM BY SEA, WEST SUSSEX, BN43 5DD.

Do you own or control any land or buildings next to this site? Yes ☐ No ☑
(If 'Yes', the land or buildings should be outlined in blue on your plan

Area of land the application relates to 226 square metres or ☐ hectares

4 Please describe the work you want to carry out

ERECTION OF TIMBER DECKING AND GALVANISED GUARDING AND STEPS. REPLACING DECKING AND TIMBER GUARDING AND STEPS.

Are you applying for consent for work already carried out? Yes ☑ No ☐

If 'Yes', please tell us:

- The application number of the planning permission for the development; and
- The date the work was carried out 07/07.

5 The use of the building

What is the building used for now?

RESTAURANT.

If the building is not in use, what was it last used for?

What do you plan to use the building for?

RESTAURANT.

6 Grants

Have you received a grant for any work involved in this application? Yes ☐ No ☑

If 'Yes', please tell us who provided the grant and the date you received it.

5 Please enclose four copies of this form and four sets of plans.

Please number your plans and write the numbers and scales against the titles here. (Please see note 7)

	Plan number	Scale
Location plan	520390-A-002	1:1250
Block plan	520390-A-001	1:500.
Detailed plans	520390-A-101A, 103D & 300	1:50.

8 Signature

Signature: [redacted] **Date:** 17/07/07.

Please print your name: JOHN WOODHAMS.

ADUR DISTRICT COUNCIL

NOTICE NO. 1

Town and Country Planning (General Development Procedure) Order 1995

DEPT. OF ... COUNCIL
PLANNING ... SION
PLAN No. Ar0d063864
RECEIVED 18 JUL 2007

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* TOWN HALL CHAMBERS HIGH St, SHOREHAM BY SEA.

I give notice that *(b)* PREZZO RESTAURANTS PLC.

is applying to the ADUR DISTRICT COUNCIL

for planning permission to *(c)* REAR DECKING AND STEPS.

Anyone owner* of the land or tenant** who wishes to make representations about this application should write to the Council at Development Services Dept. Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex. BN43 6PR

by*(d)* 7th AUGUST 2007.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed [redacted].

†On behalf of PREZZO RESTAURANTS.

Date 17/07/07

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

†delete where inappropriate

Insert:

(a) address or location of the proposed development

(b) applicant's name

(c) description of the proposed development

(d) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case maybe).

Aug 95

CERTIFICATE UNDER ARTICLE 7

PLANNING DIVISION
PLAN No. ADC1043867
DATE RECEIVED 18 JUL 2007

Certificate B (a)
I certify that:

* I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner(b) of any part of the land to which the application/appeal* relates, as listed below.

Owner's(b) name	Address at which notice was served	Date on which notice was served
UTILEC PROPERTIES.	62 GLADSTONE PLACE BRIGHTON BN2 3QD	17/07/07.

** None of the land to which the application/appeal* relates is, or is part of, an agricultural holding.

OR

** I have/The applicant has/The appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed [redacted]

* On behalf of PREZZO RESTAURANTS

Date 17/07/07.

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

25 YEARS OF BRINGING IDEAS TO LIFE

ANNIVERSARY 25 YEARS 1982-2007

FRANKHAM

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc/0438/07
DATE 18 JUL 2007

TOWN HALL CHAMBERS
HIGH STREET
SHOREHAM BY SEA
WEST SUSSEX
BN43 5DD

Design and Access Statement on the Retrospective Listed Building Consent for replacement of rear decking area and external stair, at proposed

PREZZO RESTAURANT

52039097287E04 Planning Docs.doc

Frankham Consultancy Group Limited Oakfield House 35 Perrymount Road Haywards Heath RH16 3BW
T **01444 444900** F **01444 453157 / 455642** E **enquire@frankham.com** **www.frankham.com**

Directors: SJ Frankham [Chairman] IF Crockett [Managing] JM Frankham CRP Gibbs ME Healy JM Higgins JC Gardner [Company Secretary]
Company Registration Office: Irene House Five Arches Business Park Sidcup Kent DA14 5AE Company Registration Number: 4409614

INVESTOR IN PEOPLE

TOWN HALL CHAMBERS, HIGH STREET, SHOREHAM BY SEA, WEST SUSSEX, BN43 5DD

PLANNING STATEMENT

The Proposal

The proposal is for removal and replacement of rear decked area. Removal of timber stairs and balustrading to be replaced with galvanised steel proposed Prezzo restaurant. No take-away or bar facilities are proposed with no late night trading being proposed. Last orders are taken prior to 11.00 p.m. with the premises usually closing at 11.30 p.m. The premises can be expected to be clear of customers and staff shortly after and no later than 12.00 a.m. Decked area will have a time restriction imposed on it, as outlined by Licensing decision.

The Applicant Company

The Applicants, Prezzo Restaurants Plc specialise in high quality food and interiors in interesting often historic buildings.

The Menu is set at popular price levels.

The nearest branches to Shoreham are: -

Prezzo Restaurant, Unit 6, The waterfront, Brighton Marina, Brighton, East Sussex, BN2 5WA

Prezzo Restaurant, 61 South Street, Chichester, West Sussex, P019 1EE

Prezzo Restaurant, 60 The Broadway, Haywards Heath, West Sussex, RH16 3AR

The Building

The building is former Town Hall Chambers, a two storey building (with basement) pitched roof.

Elevations are painted render with painted timber windows. Internally load bearing masonry walls with solid floors and staircases.

The building is listed with imposing elevation to High Street.

Current Use

The building current use is a restaurant to part basement and ground floor. Office areas to part basement ground floor and entire first floor.

EXTERNAL ALTERATIONS

1. Front Elevation

   The High Street Frontage will remain unaltered with general overhaul and redecorations. Signage will be dealt with under a separate application.

2. Side Elevation (West)

   The side elevation will remain unaltered with general overhaul.

3. Rear Elevation

   Replacement of existing decked area with new plus removal of existing timber staircase (including baulstrading) replaced with new galvanised steel staircase and balustrading.

INTERNAL ALTERATIONS

Internal works involve the removal of the existing bar counter and all modern partitioning. The refitting of banquette seating and upgrading of the building finishes to providing high class restaurant.

ACCESS

In order to comply with Approved Document M for disabled access our proposals include for the provision of temporary ramp (to be located within front entrance lobby). Patrons will be able to enjoy and experience the facilities offered by Prezzo Restaurant irrespective of any mobility issues that they may have. Disabled toilet facilities have been provided.

All ground floor seating area will provide access to disabled persons.

Public toilets are in the form of unisex facilities one cubicle will be designated ambulant disabled which are all located on the ground floor.

It is our view that the provision of access offered is far greater than currently supplied and has been achieved without causing major aesthetic changes to the existing fabric of the property.

Refuse

Refuse bins will be located in the external side area and these will be removed daily under private contract.

Mechanical Services

The mechanical services will be located internally with the exception A/C condensers and carbon filters positioned externally within lightwell (not visible from the public highway), and is re-using existing.

No deep fat frying, steaks, burgers or fish etc will be cooked so the discharge will be not heavily polluted. All extract air will be passed through carbon filters before discharge.

Kitchen

Walls & floors will be tiled full height. All equipment to be loose and fittings in stainless steel. Sinks and dishwash system as indicated on the enclosed proposed plan and 2 no stainless steel wash hand basins, ceiling in washable paint.

Public toilets including disabled facilities

Walls and floors will be tiled half height with joinery in polished hardwood.

Dispense Bar

Tiled floor and margin. Bar to have polished stone top. 1 no stainless steel sink 1 no rinse bowl and glass washer under counter.

NOTES

Do not scale this drawing.

All dimensions to be checked on site prior to commencement or manufacture.

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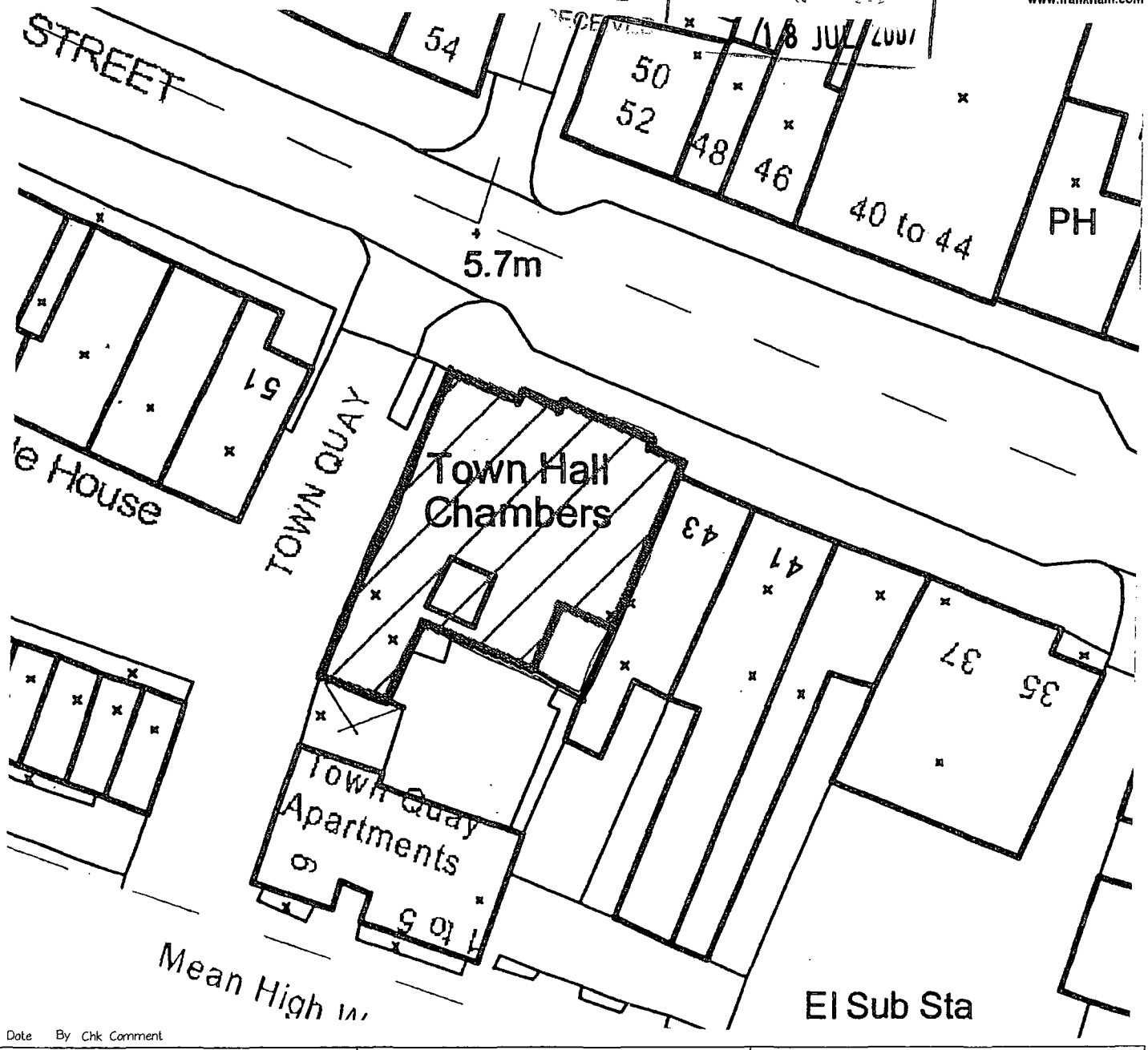
PLANNING DIVISION
PLAN No. A0dcw38107
DATE RECEIVED 18 JUL 2007
25 YEARS 1982-2007



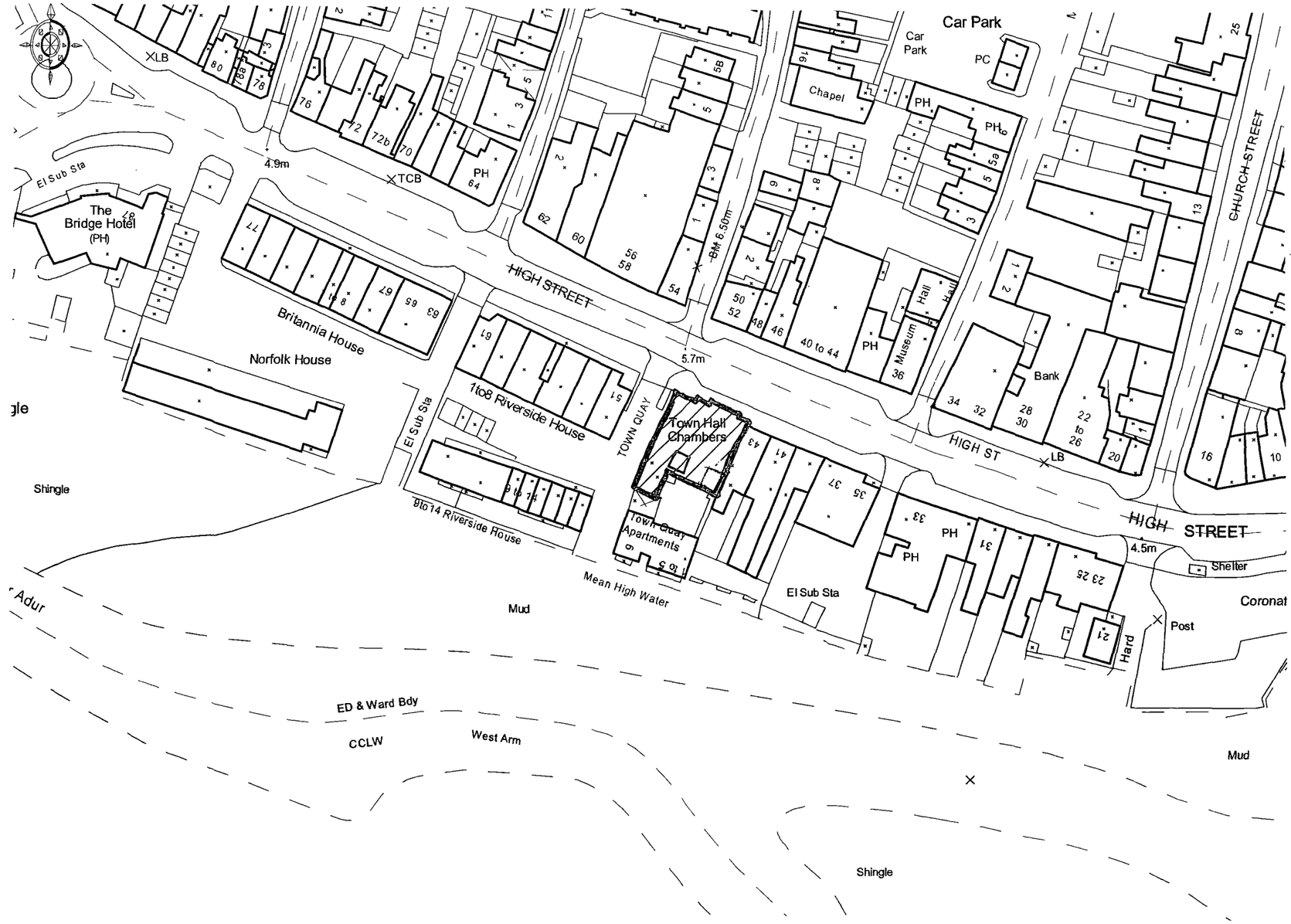
Rev Date By Chk Comment

Client	Project Title	Drawing Title
PREZZO RESTAURANTS	TOWN HALL CHAMBERS HIGH STREET SHOREHAM-BY-SEA EAST SUSSEX	SITE BLOCK PLAN

Drawn by:	Scale:	Date:
-	1:500@ A4	11/07/07
Designed by:	Checked by:	Approved by:
-	JW	ZN

File Ref.:

Drawing No.	Rev.
520390-A-001	-



NOTES

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All dimensions to be checked on site prior to commencement or manufacture.

PLANNING DIVISION

PLAN No. Ardc0438/07

DATE RECEIVED 18 JUL 2007

Rev	Date	By	Chk	Comment
-	-	-	-	-

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Client

PREZZO RESTAURANTS

Project Title

TOWN HALL CHAMBERS
HIGH STREET
SHOREHAM-BY-SEA
EAST SUSSEX

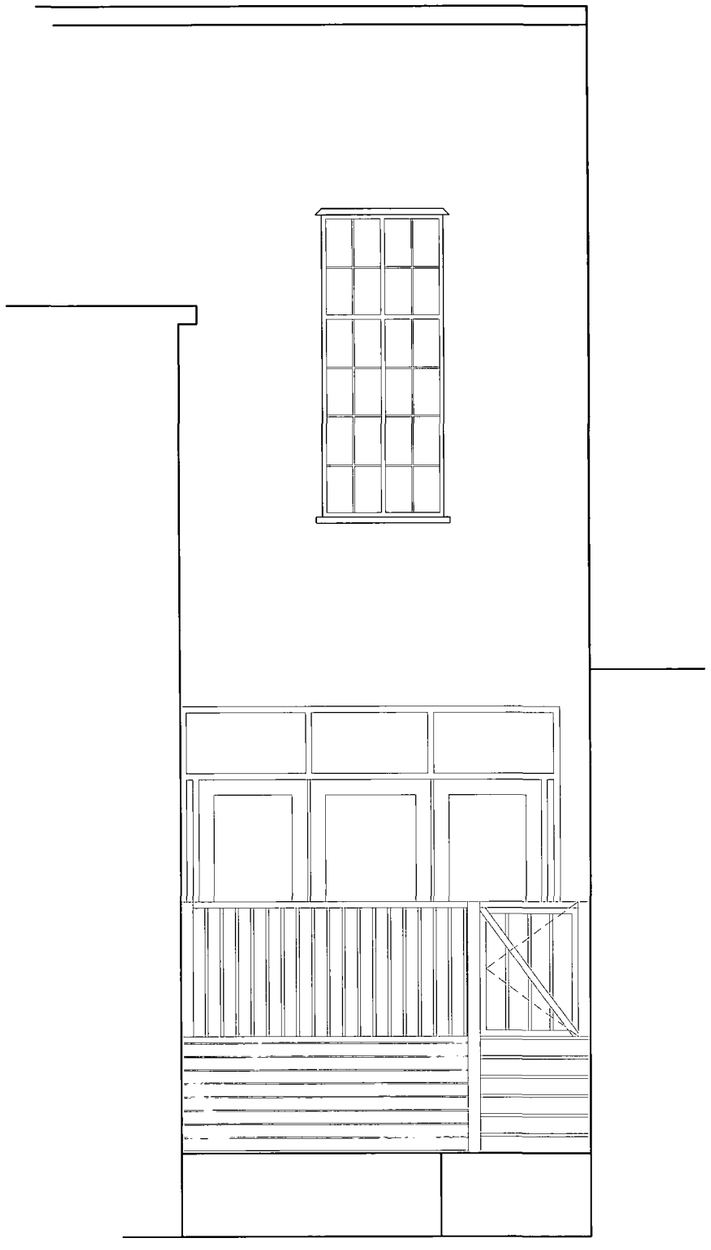
Drawing Title

SITE LOCATION PLAN

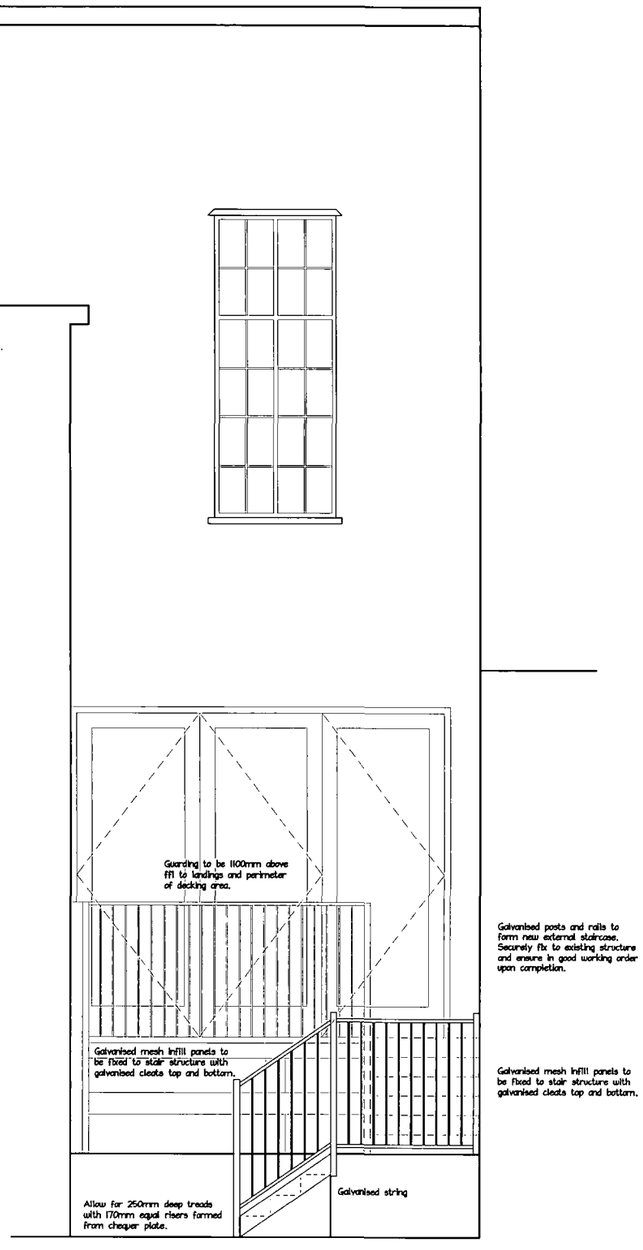
Drawn by:	Scale:	Date:
-	1:125c@ A3	11/07/07
Designed by:	Checked by:	Approved by:
-	JW	ZN

File Ref.:

Drawing No.	Rev.
520390-A-002	-



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

NOTES

Do not scale this drawing.

All dimensions to be checked on site prior to commencement or manufacture.

PLANNING DESIGN

PLAN No. Ardoc38107

DATE RECEIVED 18 JUL 2007

Rev	Date	By	Chk	Comment
-	-	-	-	-

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PREZZO RESTAURANTS

Project Title

TOWN HALL CHAMBERS
HIGH STREET
SHOREHAM-BY-SEA
EAST SUSSEX

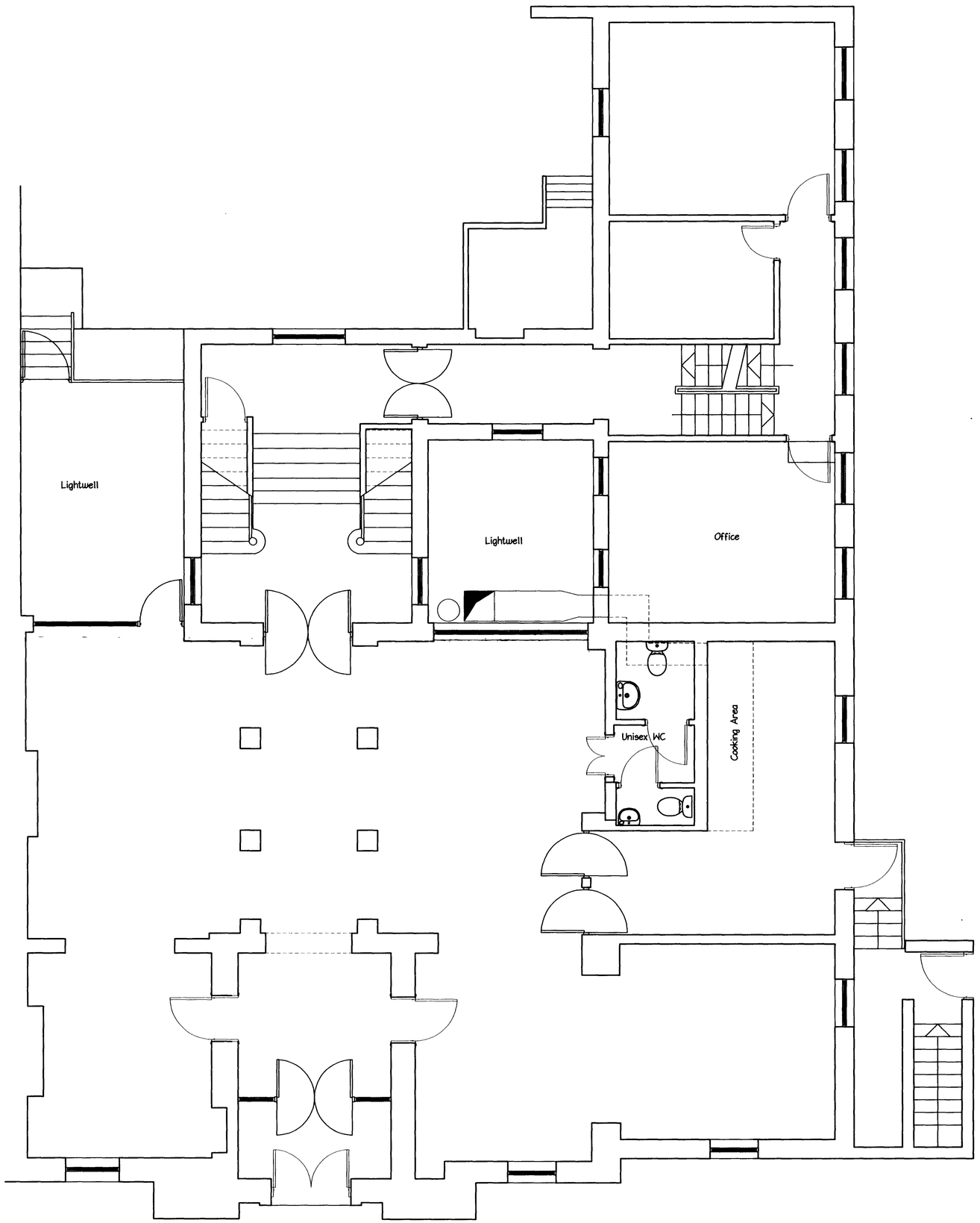
Drawing Title

EXISTING & PROPOSED
REAR ELEVATIONS

Drawn by:	Scale:	Date:
JW	1:50 @ A3	11/07/07
Designed by:	Checked by:	Approved by:
JW	ZN	ZN

File Ref.:

Drawing No.	Rev.
520390-A-300	-



NOTES

Do not scale this drawing.

All dimensions to be checked on site prior to commencement or manufacture.

Rev	Date	By	Chk	Comment
A	12/04/07	JW	ZN	Layout amended following site visit.

25 YEARS OF RING NO IDEAS TO LIFE

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PLANNING DESIGN

PLAN No. Ard043807

DATE 18 JUL 2007

ANNIVERSARY 25 YEARS 1982-2007

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PREZZO RESTAURANTS

Project Title

TOWN HALL CHAMBERS
HIGH STREET
SHOREHAM-BY-SEA
EAST SUSSEX

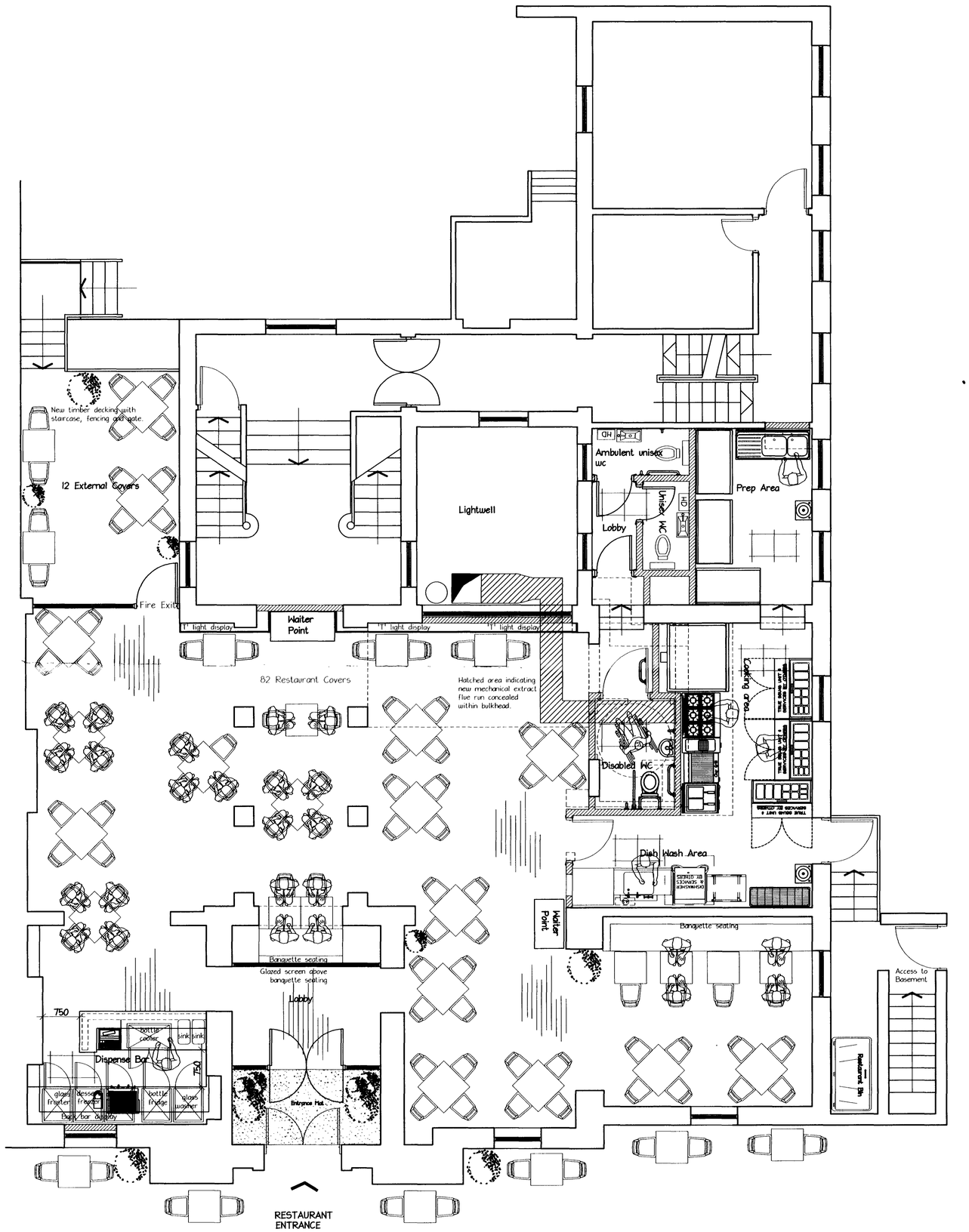
Drawing Title

EXISTING GROUND FLOOR LAYOUT

Drawn by:	Scale:	Date:
JW	1:50 @ A1	23/03/07
Designed by:	Checked by:	Approved by:
-	ZN	ZN

File Ref.:

Drawing No.	Rev.
520390-A-101	A



NOTES

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All dimensions to be checked on site prior to commencement or manufacture.

Rev	Date	By	Chk	Comment
D	10/06/07	JW	ZN	Minor amendments.
C	16/05/07	JW	ZN	Kitchen area amended after site visit.
B	12/04/07	JW	ZN	Layout amended following site visit.
A	29/03/07	JW	ZN	Modifications to the layout

25 YEARS OF BRINGING IDEAS TO LIFE

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PLANNING

PLAN No. Arc/06/38/07

DATE 18 JUL 2007

ANNIVERSARY 25 YEARS 1982-2007

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Client

PREZZO RESTAURANTS

Project Title

TOWN HALL CHAMBERS
HIGH STREET
SHOREHAM-BY-SEA
EAST SUSSEX

Drawing Title

PROPOSED GROUND FLOOR LAYOUT

Drawn by:	Scale:	Date:
JW	1:50 @ A1	23/03/07
Designed by:	Checked by:	Approved by:
JW/ZN	ZN	ZN

File Ref.:

Drawing No.	Rev.
520390-A-103	D