Adur District Council

Planning, Regeneration and Wellbeing

Mr Gavin Mustion
Philips Chartered Surveyors
The Old Coach House
78 Lower Street
Pulborough
West Sussex
RH20 2AZ

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1326/12

On behalf of: McRea Smith Ltd

In pursuance of their powers under the above-mentioned Acts, for the reason stated hereunder, the Council hereby GRANT Conservation Area Consent for the following works:

**Demolition of former tool hire shop, 64 New Road (to enable redevelopment as proposed under AWDM/1181/12) (application for Conservation Area Consent)**

**62 - 64 New Road Shoreham-By-Sea West Sussex BN43 6RB**

in accordance with and subject to compliance with the details specified in your Plan and Application No. AWDM/1326/12 submitted to the Council on 19/10/2012 subject to due compliance with the conditions specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 19/12/2012

ADUR DISTRICT COUNCIL

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## SCHEDULE

**Reasons for Granting Permission**

01. The proposed demolition would improve the setting of the nearby listed buildings and enhance the character and appearance of the Conservation area. It would therefore accord with the relevant policies of the Adur District Local Plan (AB4-5)

**Conditions**

01. 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.*

02. Unless otherwise approved in writing by the Local Planning Authority, within one month the exposed eastern side wall of No.62 shall be made good by rendering and painting externally in accordance with details to be submitted and approved in writing by the Local Planning Authority.

**Reason:** *To protect the character and appearance of the Conservation Area and to accord with policies AB4-5 of the Adur District Local Plan*.

03. The demolition works hereby permitted relate to the single storey former tool hire shop shown on drawing no. EX1 - received 19th October 2012.

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