ADUR DISTRICT COUNCIL

Mrs Charlotte Smith
Cityzen Limited
Maritime House
Basin Road North
Hove
BN41 1WR
East Sussex

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1007/21

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITION(S): CONDITION 3 NOISE PROTECTION; CONDITION 4 SOUND INSULATION; CONDITION 8 BOUNDARY TREATMENT; CONDITION 9 LANDSCAPING; CONDITION 14 MATERIAL DETAILS; CONDITION 18 CYCLE PARKING; CONDITION 22 REFUSE STORAGE OF APPLICATION REF: AWDM/0954/18.

Location of Development

DEVELOPMENT AT 7 AND 9 ALBION STREET SOUTHWICK WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
29/06/2021

SCHEDULE

Approved Date - 28/06/2021

3 No development above slab level shall take place until a scheme for protecting the proposed noise sensitive development from noise and vibration from the road, railway and garage has been submitted to and approved by the local planning authority. The scheme should also include a strategy to prevent overheating. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. Following approval and completion of the scheme, tests shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 28/06/2021

4 No flat shall be occupied until sound insulation testing has been carried out between all dissimilar rooms (kitchen/lounges which are positioned directly above, below and adjacent to bedrooms in different flats) and to confirm compliance with Approved Document E specifications of the Building Regulations and the results submitted to the local planning authority.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 28/06/2021

8 No development above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the use hereby permitted is commenced [or the building(s) is/are occupied] [or in accordance with a timetable to be approved in writing by the Local Planning Authority]. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

Approved Date - 28/06/2021

9 No development above slab level shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping (including information regarding the potential coastal species to be planted), and which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding

or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur District Local Plan.*

Approved Date - 28/06/2021

14 Prior to the use of any external materials and finishes to be used for the external walls (including windows, doors, balconies and window screens) and roofs of the proposed buildings, a schedule and sample of those materials and finishes shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan*

Approved Date - 28/06/2021

18 The secure, covered cycle parking shown on the plans shall be provided prior to first occupation of the flats hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policies 15 and 28 of the Adur Local Plan.*

Approved Date - 28/06/2021

22 No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans

Reason: *In the interests of amenity and to comply with policy 15 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. This permission relates to the refurbishment of 7-9 Albion Street only and does not discharge the planning conditions relating to the new build flats.

Cont.../

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
PROPOSED SITE & EXTERNAL WORKS PLAN	2014-TD-151-(E)	01.06.2021
GROUND FLOOR GA PLAN	2014-TD-255-(J)	01.06.2021
FIRST FLOOR GA PLAN	2014-TD-256-(I)	01.06.2021
SECOND FLOOR GA PLAN	2014-TD-257-(I)	01.06.2021
MATERIALS SCHEDULE	REV C	01.06.2021
ACOUSTICS & OVERHEATING STRATEGY & SPECIFICATION		01.06.2021
ACOUSTIC PERFORMANCE SPECIFICATION		01.06.2021

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