ADUR DISTRICT COUNCIL

Mr Michael Petch
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Unit 8 Cloisters House
8 Battersea Park Road
London
SW8 4BG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0699/18

Details of Development
APPLICATION FOR MINOR MATERIAL AMENDMENTS TO PERMISSION REFERENCE AWDM/1267/16. AMENDMENTS INCLUDE CHANGES TO SIZE AND POSITION OF WINDOWS AT REAR, FORMATION OF NEW REAR BALCONIES, INTRODUCTION OF CONCRETE PANELS TO PART OF REAR ELEVATION AND INTRODUCTION OF MEZZANINE FLOORS IN REAR EXTENSIONS.

Location of Development
CAXTON HOUSE HAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6QD

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 16th May 2018.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
30/10/2018

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
GROUND FLOOR PLAN PROPOSED	Drg 00618_A01_001 Rev B	04.07.2018
FIRST FLOOR PLANS PROPOSED	Drg 00618_A01_002 Rev A	04.07.2018
SECOND FLOOR PLANS PROPOSED	Drg 00618_A01_003 Rev A	04.07.2018
ROOF PLAN PROPOSED	Drg 00618_A01_003 Rev A	04.07.2018
PROPOSED FRONT ELEVATION	Drg 00618_A03_001 Rev A	04.07.2018
PROPOSED REAR ELEVATION	Drg 00618_A03_002 Rev A	04.07.2018
SITE LOCATION PLAN 1:500	Drg 00618_A00_000	16.05.2018
SITE LOCATION PLAN 1:1250	Drg 00618_A00_001	16.05.2018
PROPOSED SECTION CC	Drg 00618_A02_001	16.05.2018
PROPOSED SECTION DD	Drg 00618_A02_002	16.05.2018
PROPOSED SIDE ELEVATION	Drg 00618_A03_002	16.05.2018

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

02. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. Notwithstanding the submitted drawings, no development above ground slab shall commence unless and until details at a suitable scale of:

a) all new or replacement windows;
b) all new or replacement doors and fanlights
c) glazed balconies
d) arrangement and details of the external facing materials
e) metres, flues and cables
f) a scheme for a communal aerial to serve the flats in the development

have been submitted to and approved in writing by the Local Planning Authority. The development shall not be built other than in full accordance with any such approved details and shall be retained thereafter.

In any event, the new front windows replacing the shopfront in the converted building shall have arched heads.

Reason: *To safeguard and improve the appearance and character of this historic building and the Conservation Area having regard to the National Planning Policy Framework and policies 15 and 17 of the Adur Local Plan.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be inserted in the east flank of flat 13 and the east flank window hereby approved in this unit shall be obscure glazed and non-opening up to 1.7 ms above finished floor levels and shall be retained as such thereafter.

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

05. Prior to commencement of development details of privacy screens to the proposed roof terraces and balconies shall be submitted to and approved in writing by the Local Planning Authority. The screens shall be erected in accordance with the approved details prior to commencement of use of the balconies and terraced areas and shall thereafter be retained.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

06. No flat hereby approved shall be occupied unless and until the allied patio, balcony or terrace and boundary treatments as shown on the approved drawings have been provided and shall be retained thereafter.

Reason: *In the interests of the living conditions of future occupiers and to comply with policy 15 of the Adur Local Plan.*

07. No flat hereby approved shall be occupied unless and until a scheme of noise mitigation measures has been submitted to and approved by the Local Planning Authority to meet the recommended standards in respect of external noise source set out in table 4 of BS 8233:2014 and the night time LAmax level recommended in the WHO's Night Noise Guidelines for Europe (2009). Where windows need to remain closed to meet this criteria, whole house ventilation is required to ensure thermal comfort can be managed inside the dwellings during the summer months.

Reason: *In the interests of the amenity of future occupiers in view of the fact that the site is adjacent to business uses and to comply with policies 15 and 34 of the Adur Local Plan.*

08. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a Construction and Demolition Method Statement, comprising details of the siting of allied parking, materials, plant and equipment and site waste disposal and details of dust suppression. Construction and demolition and allied working at the site shall not take place other than in full compliance with the approved Construction Method Statement.

In any event no work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive, except between 9.00 a.m. to 1.00 p.m. on Saturdays.

Reason: *In the interests of neighbour amenity in accordance with policy 15 of the Adur Local Plan.*

09. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

5. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for

contingency action, as identified in the verification plan and for the reporting of this to the local planning authority.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: *In the interests of the health of future occupiers in view of the fact that the site is on land identified as potentially contaminated and to comply with policy 34 of the Adur Local Plan.*

10. No part of the development shall be first occupied until such time as the;

a) vehicular access
b) the car and cycle parking and turning space; and
c) Domestic waste/recycling storage facilities

have been constructed in accordance with the approved plans and shall be retained as such thereafter.

Reason: *In the interests of highway safety and functionality, to meet travel need in a sustainable manner and to minimise land fill and in the interests of health and hygiene and amenity having regard to policies 15 and 28 of the Adur Local Plan.*

11. Prior to the re-roofing of the pitched sections of the existing building and any associated preparatory works affecting the roof or loft spaces, a final check for bats will be made. The final check will take place between May and September inclusive. If no active roost is recorded then a 'by hand' strip of the tiles will be undertaken. In the event that a roost is discovered all works affecting the relevant building section will cease and European Protected Species Licence will be applied for.

Reason: *In view of the history of bat presence at the site and to comply with policy 31 of the Adur Local Plan and the National Planning Policy Framework.*

12. No part of the development shall be first occupied until such time as a detailed scheme for the reconfiguration of the parking bay arrangements in Ham Road has been submitted to and approved by Local Planning Authority and implemented accordingly.

Reason: *In the interests of highway and pedestrian safety and functionality and to meet travel need in a sustainable manner having regard to policy 28 of the Adur Local Plan.*

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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.

Purchase Notices

6. 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.

7. 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.

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

9. 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.