Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1452/CAC

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

Mr Graham Askew
Bay Tree Cottage
5 Hurston Grove
Storrington
West Sussex
RH20 4HQ

PROPOSAL: Application for Conservation Area Consent for partial demolition of central portion of building in connection with extension and conversion of unit to A3 - A5 use (restaurant with flats over).(Resubmission of WB/07/1097/CAC).

LOCATION : 43 Warwick Street Worthing

DATE REGISTERED 18th December 2007

APPLICANT : Mr Kaher

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Site plan, 2007/13/10 Rev. A, 2007/13/2 Rev. A, 2007/13/1 Rev. A, 2007/13/13 Rev. A, 2007/13/4, Section drawing and extg. Loftspace drawing, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT CONSERVATION AREA CONSENT subject to the following conditions:-

1. The works for which Conservation Area Consent is hereby granted shall be begun no later than the expiration of 3 years beginning with the date of this consent.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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Dated : 11th February 2008

Assistant Director (Planning Services)

Note: Your attention is drawn to the notes and advice overleaf.

2. The building forming the subject of this consent shall not be demolished before a contract for the redevelopment of the site has been made and planning permission for the redevelopment for which the contract provides has been granted and remains extant.

   Reason: In order to enhance or preserve the character of this part of the Conservation Area.

3. At all times during the progress of the work hereby approved, adequate measures shall be taken to protect the remaining parts of the building from collapse or structural damage. Upon completion of the work for which Conservation Area Consent is hereby granted, any damage caused to the fabric of the building shall be made good to the written satisfaction of the Local Planning Authority.

   Reason: In order to preserve or enhance the character of this part of the Conservation Area.

INFORMATIVES

1. The applicant is advised to liaise with the WSCC Highway Manager to agree the traffic management measures required in Ann Street during the demolition and construction works (Contact: Barry Candy, Southern Area Office Tel:- 01243 642105).

2. The proposal would preserve or enhance this part of the South Street Conservation Area and would comply with the relevant 'saved' policies of the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001-16.

3. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure
S10 - Ground Floor Uses, Secondary Area, Central Shopping Area

Cont.....

WB/07/1452/CAC

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking Provision
LOC1 - Locational strategy
NE1 - Level of residential and employment development
NE13 - Transport
NE14 - Walking, cycling and mobility

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.