ADUR DISTRICT COUNCIL

Mr Mark Mason
Grumittwade
Unit 3 Tungsten Building
George Street
Portslade
BN41 1RA

LISTED BUILDING CONSENT

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

APPLICATION NUMBER: AWDM/1180/18

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

Listed Building Consent for internal and external alterations including removal of fireplace and installation of woodburner utilising existing chimney for flue, conversion of store to utility room, replace existing MDF staircase, replacement rear kitchen window and one rooflight with brick paving to rear.

45 The Green Southwick Brighton West Sussex

in accordance with the details specified in your Plan and Application No. AWDM/1180/18 submitted to the Council on 19/09/2018 and subject to due compliance with the conditions specified hereunder.

GPeck

Gary Peck
Planning Services Manager
27/11/2018

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

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
SITE PLAN		19.09.2018
HIGH & MIGHTY PENGWIN	Colour Specification	19.09.2018
HERITAGE STATEMENT	Revised	16.10.2018
BLOCK PLAN		19.09.2018
EXISTING FLOOR PLANS,ELV	mm/01/Green45 Rev 1	19.09.2018
PROPOSED FLOOR PLANS,ELV	mm/02/Green45 Rev 1	19.09.2018

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

02. 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.*

03. Prior to the bi-fold doors being installed, details of their appearance shall be agreed in writing by the Local Planning Authority. Only such details as agreed shall be installed.

Reason: *In the interest of this heritage asset having regard to policy 17 of the Adur Local Plan and the National Planning Policy Framework.*

04. Prior to the existing staircase being removed final details of the design and appearance of the replacement staircase, including balustrade and stringers, shall be agreed in writing with the Local Planning Authority. Only such details as agreed shall be installed thereafter.

Reason: *In the interest of this heritage asset having regard to policy 17 of the Adur Local Plan and the National Planning Policy Framework.*

Cont…/

05. Prior to installation details of the replacement kitchen window, including scaled section drawings, must be submitted to the Local Planning Authority for approval. Only such details as agreed shall be installed thereafter.

Reason: *In the interest of this heritage asset having regard to policy 17 of the Adur Local Plan and the National Planning Policy Framework.*

06. Prior to the removal of the existing fireplace details of the alterations to the existing hearth/floorboards must be submitted to the Local Planning Authority for approval. Only such details as agreed shall be installed and thereafter retained.

Reason: *In the interest of this heritage asset having regard to policy 17 of the Adur Local Plan and the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. In the event that a vent or external flue is required for the woodburner, Listed Building Consent is likely to be required. Please contact the Planning Department before proceeding further.

Ref: AWDM/1180/18

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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.