Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0260/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Design Zone UK Limited
Unit 10 Arundel Mews
Arundel Place
Brighton
East Sussex
BN2 1GG

PROPOSAL: Replace front railings and rebuild base, rebuild and raise balcony, form new mould to parapet on front elevation and remodel rear facade to form new roof terrace with black metal railings and rendered walls.

LOCATION : 7 Warwick Road Worthing

DATE REGISTERED 10th March 2008

APPLICANT : Mr B Kearney

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. PL1, 2, 03A, 04, 05, 06, 07A, 08, 09, 10A, 11, 12 and 13 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

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

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

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Dated : 2nd May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the submitted drawings, the development shall not commence unless and until a scheme for the basement railings has been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in accordance with any such approval.

   Reason: The submitted design is unacceptable and a revised scheme is necessary to ensure the historic and architectural details of the Listed Building are retained.

3. Precise details, including method of fixing of new first and second floor railings, shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement of works and the development shall not be built other than in accordance with any such approval.

   Reason: To ensure the details are historically compatible with this Listed Building.

4. Notwithstanding the submitted plans, the development shall not commence unless and until a scheme for screening the sides of the extended second floor roof terrace have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in accordance with any such approval and the approved screening shall be retained thereafter.

   Reason: To safeguard the privacy of the neighbouring occupiers.

5. Notwithstanding the submitted plans, the development shall not commence unless and until details of the proposed screening to the first floor balcony have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in accordance with any such approval.

   Reason: In the interests of visual amenity and the appearance and character of this Listed Building and to safeguard the privacy of the neighbouring occupiers.

INFORMATIVES

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

Saved West Sussex Structure Plan Policies 2001 – 2016

CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance

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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.