ADUR DISTRICT COUNCIL

Mr Alex Bateman
Mohsin Cooper
7 Hove Manor Parade
Hove Street
Hove
BN3 2DF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1032/22

Details of Development
CHANGE OF USE OF FORMER PRESBYTERY TO SIX FLATS WITH 6NO. PARKING SPACES

Location of Development
MONKS FARM PRESBYTERY 127 NORTH ROAD LANCING WEST SUSSEX BN15 9BB

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 21st June 2022.

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
07/02/2023

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
ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT August 2022	22-1464-Report	16.08.2022
TREE PROTECTION PLAN	22-1464-TPP	16.08.2022
DESIGN & HERITAGE REPORT	December 2022	20.12.2022
PROPOSED SITE PLAN	2210(11)000	20.12.2022
EXISTING GROUND FLOOR PLAN	2210(20)001	20.12.2022
EXISTING FIRST FLOOR PLAN	2210(20)002	20.12.2022
EXISTING LOFT PLAN	2210(20)003	20.12.2022
EXISTING ROOF PLAN	2210(20)004	20.12.2022
PROPOSED FIRST FLOOR PLAN	2210(21)001	20.12.2022
PROPOSED LOFT PLAN	2210(21)002	20.12.2022
PROPOSED ROOF PLAN	2210(21)003	20.12.2022
DEMOLITION GROUND FLOOR PLAN	2210(22)001	20.12.2022
DEMOLITION FIRST FLOOR PLAN	2210(22)002	20.12.2022
EXISTING FRONT ELEVATION (EAST)	2210(30)000	20.12.2022
EXISTING SIDE ELEVATION (SOUTH)	2210(30)001	20.12.2022
EXISTING REAR ELEVATION (WEST)	2210(30)002	20.12.2022
EXISTING SIDE ELEVATION (NORTH)	2210(30)003	20.12.2022
PROPOSED FRONT ELEVATION (EAST)	2210(31)000	20.12.2022
PROPOSED SIDE ELEVATION (SOUTH)	2210(31)001	20.12.2022
PROPOSED REAR ELEVATION (WEST)	2210(31)002	20.12.2022

Reference/Drawing Number	Version	Date Rec
PROPOSED SIDE ELEVATION (NORTH)	2210(31)003	20.12.2022
DEMOLITION FRONT ELEVATION (EAST)	2210(32)000	20.12.2022
DEMOLITION SIDE ELEVATION (SOUTH)	2210(32)001	20.12.2022
DEMOLITION REAR ELEVATION (WEST)	2210(32)002	20.12.2022
DEMOLITION SIDE ELEVATION (NORTH)	2210(32)003	20.12.2022
FRA & DRAINAGE STRATEGY	P1	21.07.2022
PROPOSED POSITION HEAD DETAIL	2210(50)000A	16.01.2023
PROPOSED GROUND FLOOR PLAN	2210(21)000A	16.01.2023
TRANSPORT STATEMENT	June 20222	21.06.2022
PRELIMINARY ECOLOGICAL ASSESSMENT	June 2022	21.06.2022
EXISTING SITE PLAN	2628.04 A	21.06.2022
SITE LOCATION PLAN	2628.09 A	21.06.2022

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 3 years from the date of this permission.

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

03. Prior to the commencement of any external works, details of the proposed permeable paving shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason: *To avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

04. The flats shall not be occupied until flood resilience measures have been provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: *To protect the building and future occupants from localised flooding having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

05. No development, including site works of any description, shall take place on the site unless and until all the existing trees [identified for retention on the approved Tree Protection Plan] on the site have been protected in accordance with the approved arboricultural impact assessment. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

Reason: *To protect the retained trees from damage and to comply with policies 15 and 30 of the Adur Local Plan.*

06. Prior to the commencement of any external works, full details of all hard and soft landscaping works and the proposed times of planting shall have been submitted to and been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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.

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

07. The flats shall not be occupied until the car parking spaces, EV charging facilities and cycle storage facilities have been provided in accordance with the approved plans. The spaces shall not thereafter be used for any purpose other than for parking of vehicles and cycles incidental to the use of the premises concerned.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

08. Prior to the commencement of any work to the windows and doors, a specification detailing the materials, colour and external finishes of the windows and doors, and a sample or drawings and sections of the windows and doors at a scale of 1:20; detailing the dimensions/ profiles/ proportions of the frames and glazing bars, shall have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall only be installed in accordance with the approved details.

Reason: *In the interests of visual amenity and to protect the historic character and appearance of the listed building and to comply with policies 15 and 17 of the Adur Local Plan.*

09. The recommendations of the approved ecological appraisal shall be fully adhered to and implemented during the development.

Reason: *To protect and enhance biodiversity having regard to the National Planning Policy Framework and policy 31 of the Adur Local Plan.*

10. No aerials, satellite dishes, meter boxes, flues or cables, other than those shown on the approved plans, shall be constructed or added to any external wall/roof of the building, other than in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to their installation.

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

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.

Ref: AWDM/1032/22

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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 the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

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. 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.

7. 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.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).