ADUR DISTRICT COUNCIL

John Whiting
John Whiting Architect
14 Bates Road
Brighton
BN1 6PG

LISTED BUILDING CONSENT

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

APPLICATION NUMBER: AWDM/0335/23

On behalf of: Mr Simon Edmondson

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:

Application for Listed Building Consent for new front porch to the side (West) Elevation and proposed loft conversion to allow for rooms in roof and new staircase leading from the first floor to second floor. Proposed one new rooflight to the West Elevation and three to the East Elevation.

24 Manor Road Lancing West Sussex BN15 0HA

in accordance with the details specified in your Plan and Application No. AWDM/0335/23 submitted to the Council on 09/03/2023 and subject to due compliance with the conditions specified hereunder.

GPeck

Gary Peck
Planning Services Manager
27/09/2023

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
DESIGN, ACCESS & HERITAGE STATEMENT	2302/Planning/JW	07.03.2023
BLOCK & LOCATION PLANS	2302/P/001	07.03.2023
EXISTING PLANS	2302/P/002	07.03.2023
EXISTING SOUTH & WEST ELEVATIONS	2302/P/003	07.03.2023
EXISTING NORTH & EAST ELEVATIONS & SECTION	2302/P/004 A	07.03.2023
PROPOSED PLANS	2302/P/101	07.03.2023
PROPOSED SOUTH & WEST ELEVATIONS	2302/P/201	07.03.2023
PROPOSED PORCH LAYOUT & ELEVATIONS	2302/P/205	07.03.2023
SITE PHOTOS	2302/planning/jw	07.03.2023
CEILING STRUCTURE PROPOSED	2302/P/206	17.08.2023
ROOF SECTION PROPOSED	2302/P/204/A	17.08.2023
ROOF STRUCTURE PLAN	2302/P/203/A	17.08.2023
EXISTING ROOF SECTION	2302/P/007	17.08.2023
EXISTING CEILING STRUCTURE	2302/P/006	17.08.2023
EXISTING ROOF STRUCTURE	2302/P/005	17.08.2023
SRUCTURAL IMPACT ASSESSMENT	DB/SJC/611923	18.08.2023
HERITAGE IMPACT ASSESSMENT		18.08.2023

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. Works shall be carried out in accordance with the details submitted with the planning application to include the Structural Impact Assessment and Heritage Impact Assessment materials shall be used as stated to include high quality metal, traditional style, top opening (for the bathroom only) conservation rooflights and the porch shall be completed with roof tiles, oak frame, glazing with leaded lights and rainwater goods in materials to match the existing building.

Reason: - In the interests of the preservation of the Grade II Listed Building and to accord with policy 16, 16 and 17 of the Adur Local Plan.

04. The glazing in the conservation rooflights shall at all times be obscurely glazed and non-opening except for the most northern rooflight which can be openable. The rooflights shall not be subsequently altered in any way.

Reason: - In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.

05. Prior to commencement of works full details of the structural alterations proposed to the roof and any associated repairs to the timber frame, construction details of all proposed walls in the attic together with details of new doors and door frames shall be submitted to any approved by the Local Planning Authority. Work shall be carried out in accordance with such details.

Reason: - To protect the historic fabric of the Listed Building and to accord with Policies 15, 16 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0335/23

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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.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. 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.

8. 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.

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

10. 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.