Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0974/LBC

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

Clifton Design Associates
55 Dyke Road
Brighton
East Sussex
BN1 3JA

PROPOSAL: Application for replacement of associated Listed Building Consent (WB/06/1203/LBC) in order to extend the time limit for implementation of proposed loft conversion including dormer windows to north, south, east and west elevations to form two x 2 bedroom flats.

LOCATION : West Mansions Heene Terrace Worthing

DATE REGISTERED 20th November 2009

APPLICANT : Traslyn Properties Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. BSW/3/1 and BSW/3/4C which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT LISTED BUILDING CONSENT subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of five 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 : 11th January 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Prior to any development, an enlarged detail of a proposed dormer must be submitted in writing to the Local Planning Authority for approval, such details to include timber sliding sash profiles of all glazing bars and all rails at a scale of 1:2. Such details as approved shall be installed prior to first occupation.

   Reason: In the interest of the Listed Building.

3. Prior to any development, details of the proposed internal staircase extension and associated works shall be submitted in writing to the Local Planning Authority for approval. Only such details as approved shall be constructed.

   Reason: In the interest of the integrity of the Listed Building.

4. Prior to any development, a sample of the intended rooflight shall be submitted in writing to the Local Planning Authority for approval. Only such detail as approved shall be installed.

   Reason: In the interests of the integrity of the Listed Building.

5. Notwithstanding the details in the application, the south facing doors shall be inward opening and shall be screened by a glazed panel to prevent access to the terrace area. Details of the glazed screen shall be submitted in writing to the Local Planning Authority for approval prior to the commencement of any works and only such details as approved shall be installed prior to first occupation.

   Reason: In the interest of the Listed Building.

6. Prior to any development, details of the proposed terrace enclosure for the north elevation shall be submitted in writing to the Local Planning Authority for approval. Such details as approved shall be installed prior to first occupation of the approved flat.

   Reason: In the interest of the appearance of the Listed Building and wider conservation area.

INFORMATIVES

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
CT3 - Protection and Enhancement of Seafront Area
H18 - Amenity of Residents
RES7 - Control of Polluting Development
TR9 - Parking Requirements for Development

Cont.....

WB/09/0974/LBC

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE2 - Suburban Intensification
BE5 - Village Management
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
H5 - Housing Design and Density
T4 - Parking

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.