ADUR DISTRICT COUNCIL

James Breckell
James Breckell Architects
89 Old Fort Road
Shoreham by Sea
BN435HA
United Kingdom

LISTED BUILDING CONSENT

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

APPLICATION NUMBER: AWDM/1180/21

On behalf of: Mr and Mrs Doran

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 single storey building to south to provide a kitchen and bedroom with a shower room with glazed link to connect the new and existing buildings.

9 The Street Shoreham-By-Sea West Sussex BN43 5NJ

in accordance with the details specified in your Plan and Application No. AWDM/1180/21 submitted to the Council on 23/06/2021 and subject to due compliance with the conditions specified hereunder.

GPeck

Gary Peck
Planning Services Manager
08/12/2021

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
LOCATION & BLOCK PLAN	01A	27.09.2021
PROPOSED PLANS	04A	27.09.2021
PROPOSED ELEVATIONS	05B	27.09.2021
PROPOSED ELEVATIONS	06A	27.09.2021
PROPOSED ELEVATIONS	07A	27.09.2021
EXISTING PLANS	02	23.06.2021
EXISTING ELEVATIONS	03	23.06.2021

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. The kitchen window in the west side elevation of the extension hereby permitted shall be obscure-glazed and non-opening and it shall not subsequently be altered in any way. Other than those hereby approved no additional openings shall be inserted in the west or south elevation unless otherwise approved in writing by the Local Planning Authority.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

04. Prior to occupation of the extension hereby permitted the glazed link shall be constructed to join the extension to the main house in accordance with details to be submitted to and approved by the Local Planning Authority, to include details of the junction between the glazed link and the listed building and roof construction details.

Reason: *To protect the historical character of the Listed building and to accord with Policy 17 of the Adur Local Plan.*

05. Prior to commencement of works details of the proposed bricks, mortar colour, timber windows (to include opening details) and external doors (to include moulding details), clay tiles including ridge and bonnet hips, finish of triangular roof gables, soffits and fascias shall be submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such details unless otherwise approved by the Local Planning Authority.

Reason: *To protect the character and appearance of the Listed Building and Conservation Area to accord with Policy 15 and 17 of the Adur Local Plan.*

06. The existing trees/bushes/hedges shown on the approved plan as being retained shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof which are shown on the approved plan as being retained which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur District 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/1180/21

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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.