Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0287/CAC

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

Mr C Barker
DMH Stallard
100 Queens Road
Brighton
East Sussex
BN1 3YB

PROPOSAL: Application for Conservation Area Consent for proposed demolition of Beach Hotel and erection of mixed use development comprising 76 bedroom hotel, restaurant and spa facilities and 49 residential apartments together with undercroft car parking for 96 cars and secure cycle storage.

LOCATION : The Beach Hotel 123 Marine Parade Worthing

DATE REGISTERED 26th April 2010

APPLICANT : Roffey Homes Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT CONSERVATION AREA CONSENT subject to the following conditions:-

1. The works for which Conservation Area Consent is hereby granted shall be begun no later than the expiration of 5 years beginning with the date of this consent.

   Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Dated : 1st April 2011

[redacted]

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The building forming the subject of this consent shall not be demolished before a contract for the redevelopment of the site has been made and planning permission for the redevelopment for which the contract provides has been granted and remains extant. The final contract shall be submitted to the Local Planning Authority as evidence that the redevelopment will be carried out.

   Reason: To ensure that the existing local interest building is not demolished without the certainty that the site will be soon after redeveloped in accordance with the planning approval in order to preserve the character and amenities of the conservation area.

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Statement shall be implemented and adhered to throughout the entire construction period. The Statement shall provide details of the following matters:-

   (i) the parking of vehicles by site operatives and visitors;
   (ii) the loading and unloading of plant, materials and waste;
   (iii) the recycling, removal and disposal of waste materials including an agreed traffic route for the waste vehicles;
   (iv) the storage of plant and materials used in construction of the development;
   (v) the erection and maintenance of security hoarding;
   (vi) the erection of site offices and ancillary buildings;
   (vii) the provision of wheel washing facilities;
   (viii) the measures to control the emission of dust and dirt during demolition and construction;
   (ix) lighting for construction and security.

   Reason: In the interests of highway safety and the amenities of the area.

4. No work for the demolition of the existing buildings or for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 0800 hours - 1800 hours Mondays to Fridays and 0800 hours - 1300 hours on Saturdays and not at all on Sundays or on Bank or Public Holidays. Only days when there will be a large concrete slab pour shall the hours be extended from 0700 hours - 2000 hours to allow the contractor to set up, prepare and protect the concrete both before and after the pour. The contractor shall notify the Local Planning Authority and local residents in writing at least three days before the pour day.

   Reason: To safeguard the residential amenities of the area.

Cont.....

5. The demolition of the existing buildings has been granted consent on the basis of the following drawings:-

Drawing Nos. D001, D002, D101, D102, D103, D104, D010 Rev. F, D011 Rev. H, D012 Rev. H, D013 Rev. H, D014 Rev. F, D015 Rev. E, D016 Rev. F, D017 Rev. F, D018 Rev. F, D019 Rev. E, D 021 Rev. D, D022 Rev. D, D023 Rev. B, D024 Rev. C, D025, D026, D027, D028 Rev. B, D029, D030, D031 Rev. A, D032 Rev. B, D033 Rev. B, D034 Rev. A, D035, D200 Rev. A, D201 Rev. A and D202 Rev. A.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

Reason for approval

1. It was considered that the existing building, whilst identified as being of local interest, has no strong architectural merit and makes no great contribution to the character of the Seafront and Hinterland Conservation Area such that its demolition should be resisted subject to the satisfactory implementation of the current design for the approved development.

As such, the consent is considered to accord with saved Worthing Local Plan Policy BE1, Submission Core Strategy Policy 16 and the reinstated South East Plan Policies BE1 and BE6.

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.