Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land At 7 To 27

Address Line 1

Albion Street

Address Line 2

Address Line 3

West Sussex

Town/city

Southwick

Postcode

BN42 4DN

Description of site location must be completed if postcode is not known:

Easting (x)

523741

Northing (y)

104998

Description

Applicant Details

Name/Company

Title

First name

Surname

Adur and Worthing Council

Company Name

Adur and Worthing Council

Address

Address line 1

Worthing Town Hall

Address line 2

Address line 3

Town/City

Worthing

County

Country

UK

Postcode

BN11 1HA

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

John

Surname

Smith

Company Name

Cityzen

Address

Address line 1

Maritime House

Address line 2

Basin Road North

Address line 3

Town/City

Hove

County

Country

United Kingdom

Postcode

BN411WR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

DEMOLITION OF 11-27 ALBION STREET AND REDEVELOPMENT TO PROVIDE A TOTAL OF 55 AFFORDABLE FLATS WITHIN TWO BLOCKS OF 4-6 STOREYS IN HEIGHT AND THE REFURBISHMENT OF 7-9 ALBION STREET, WITH 31 PARKING SPACES. APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF AWDM/0954/18 TO REMOVE WINDOWS AND ADD ALUMINIUM PANELS ON EAST ELEVATION; ADJUST POSITION OF BUILDING TO BE FURTHER FROM EASTERN BOUNDARY; ADD LIFT OVERRUN, SMOKE SHAFT AND VENTS TO ROOF; AMEND CAR PARKING LAYOUT; CHANGES TO INTERNAL LAYOUT WITH ASSOCIATED CHANGES TO FENESTRATION; ADDITION OF BRISE SOLEIL TO WEST ELEVATION

Reference number

AWDM/1999/21

Date of decision (date must be pre-application submission)

13/12/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3, 4, 7, 16, 17 & 21

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

15/03/2021

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 - No development above slab level shall take place until a scheme for protecting the proposed noise sensitive development from noise and vibration from the road, railway and garage has been submitted to and approved by the local planning authority.
The scheme should also include a strategy to prevent overheating.
All works, shall be completed before any part of the noise sensitive development is occupied.
The scheme shall have regard to the principles contained within the World Health Organisation community noiseguidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014.
Following approval and completion of the scheme, tests shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

Condition 4 - No flat shall be occupied until sound insulation testing has been carried out between all dissimilar rooms (kitchen/lounges which are positioned directly above, below and adjacent to bedrooms in different flats) and to confirm compliance with Approved Document E specifications of the Building Regulations and the results submitted to the local planning authority.

Condition 7 - The development shall be carried out in accordance with the Remediation Method Statement approved under application reference AWDM/1630/20 and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), A Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have
been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. (Waste transfer notes are available if required)

Condition 16 - No part of the development (other than the refurbished 7-9 Albion Street) shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Condition 17 - The secure, covered cycle parking shown on the plans shall be provided prior to first occupation of the flats hereby approved and shall thereafter be retained permanently solely for such purposes.

Condition 21 - No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Matt Quine

Date

21/02/2025