Form Ref. No. 203467

DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No. A/01/24167
Date Received
Fee £ 05 NOV 2007
Rem. List

Applicant's Details

Title
Forenames
Surname or Company/ Organisation: CROWNLEAF PROPERTIES Ltd.
Telephone
Email

Address: c/o 150 CLAPTON COMMON, LONDON
Postcode: E5 9AG

Do you have an agent? YES

Agent's Details

Title: MR
Forenames: TIMOTHY
Surname: CHAN

Telephone: 0797 367 8189
Email Address

Address: 17 WALDEGRAVE ROAD, LONDON
Postcode: N8 0QA

Application Type

(a) Full planning permission (including changes of use) YES

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date
and Permission Application
and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date
and Permission Application
and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

LUXOR BUILDINGS
STATION PARADE, SOUTH STREET
LANCING
WEST SUSSEX BN15 8AA

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.0432

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number. 1

Description of proposed development

CREATING 1 ONE BEDROOM
STUDIO FLAT ON EXISTING
2nd FLOOR AND TOWER
SPACE

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) No

(ii) Alteration or extension of building(s) YES

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing *pedestrian* access to a highway No

(v) Closure of existing access No

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: RETAIL ON GROUND FLOOR RESIDENTIAL ON 1st FLOOR

If vacant, the last use: STORAGE AREA

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? / Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? AS EXISTING

(ii) How will foul sewage be disposed of? AS EXISTING (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

N/A

Details of Proposal

Is the proposal related to an existing use on or near the site? YES

If 'Yes', please explain the relationship: WILL BE THE SAME : RESIDENTIAL

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?	N/A		
What is the amount of office floor space?	N/A		
What is the amount of retail floor space?	N/A		
What is the amount of storage or warehousing floor space?	N/A		
Other Use 1 (please specify)	N/A		
Other Use 2 (please specify)	N/A		
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details N/A

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic N/A

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste N/A

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
O/S MAP	0701/Drwg/EP/01	1:1250
PLANS, ELEVATIONS, SECTIONS	0701C/Drwg/EP/02	
	though to	1:100
	0701C/Drwg/EP/09	

Fees

If a fee is submitted, please give the amount £265 Calculated Fee

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted]

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
~~on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any~~ part of the land to which the application relates.
None of the ~~land to which~~ the application relates is or is part of an agricultural holding.

~~Do you agree to these statements?~~

OR

CROWNLEAF PROPERTIES Ltd HAS given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant ~~of any agricultural Holding on all or~~ PART of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served
LANCING MOBILITY	LUXOR BUILDINGS	29/02/07
THE CYCLE STATION	STATION PARADE SOUTH ST.	
THE VILLAGE STOP CAFE	LANCING	
	WEST SUSSEX BN15 8AA	

Do you agree to these statements? YES

Signed: [redacted] Date: .....

On behalf of: CROWNLEAF PROPERTIES Ltd

DISTRICT COUNCIL

Notice Of Application For Planning Permission

Application Details

Certificate B

Print

Certificate B

Certificate B

I certify that:

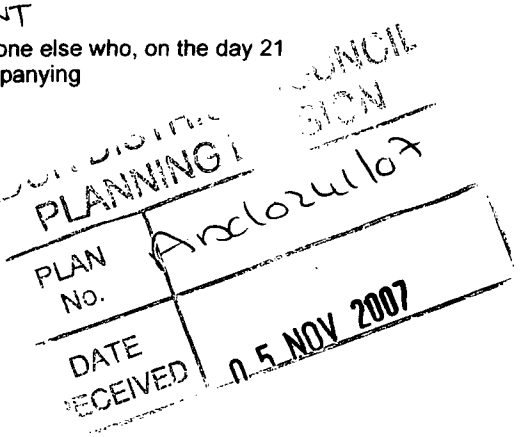
THE APPLICANT

given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying

before the date of the APPLICATION

were owners of any part of the land to which the APPLICATION

relates, as listed below.



Owner's Name

Title THE CYCLE STATION

Forenames

Surname

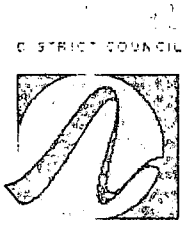
Address at which notice was served

Complete Address From Postcode

Address Line 1	LUXOR BUILDING
Address Line 2	STATION PARADE
Address Line 3	SOUTH STREET
City / Town	LANCING
County	WEST SUSSEX
Postcode	

Date on which notice was served Day 29 Month 02 Year 2007

Exit **<< Back** **Next >>**



Notice Of Application For Planning Permission

Text Only
Help

Exit | << Back | Next >>

Application Details

Certificate B

Print

Certificate B

Items marked * must be completed

Certificate B

I certify that:

* THE APPLICANT

given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying

* before the date of the APPLICATION

* were owners of any part of the land to which the APPLICATION

relates, as listed below.

Owner's Name

Title

Forenames LANCING MOBILITY

* Surname

Address at which notice was served

Complete Address From Postcode

* Address Line 1	LUXUR BUILDING
Address Line 2	STATION PARADE
Address Line 3	SOUTH STREET
* City / Town	LANCING
County	WEST SUSSEX
Postcode	

Date on which notice was served Day 27 Month 02 Year 2007

Exit | << Back | Next >>

Barley Wood Planning Consultancy
Barley Wood, Wills Moor, Gorran Haven,
St. Austell, Cornwall, PL26. 6JE.
Tel & Fax : 01726-844155 : Mobile : 07989-406538

PLANNING DIVISION
PLAN No. AD0244/07
DATE RECEIVED 05 NOV 2007

LUXOR BUILDINGS, STATION PARADE, SOUTH STREET, LANCING, WEST SUSSEX, BN15. 8AA.

APPLICATION FOR PLANNING PERMISSION FOR THE PROVISION OF THIRD SELF-CONTAINED FLAT TO SECOND FLOOR LEVEL, COMPRISING 1 STUDIO UNIT INCORPORATING GALLERY.

PLANNING, DESIGN & ACCESS STATEMENT

FOR
EUROSTAR VENTURES LTD.

Proprietor : D.G.Laverick, BTP. MRTPI. Chartered Town Planner

CONTENTS

1	Assessment: Context of the site & its surroundings	3
	Physical	3
	Social	7
	Economic	7
	Planning Policy	8
2	Evaluation	15
3	Design	16
	Use	16
	Amount	17
	Layout	19
	Scale	20
	Landscaping	21
	Appearance	21
4	Access	24
5	Summary	25
6	Conclusion	26

Appendices

Appendix 1:	Site Plan	28
Appendix 2:	Planning approval for outline permission for proposed development at second floor level.	30
Appendix 3:	Structure Plan & Regional Spatial Strategy policies	32
Appendix 4:	National Planning Policy	34

1.0 ASSESSMENT: Context of the site & its surroundings

Physical

1.1 The premises which are the location for the proposed development are situated within Station Parade, on the south-eastern side of South Street, the B2222.

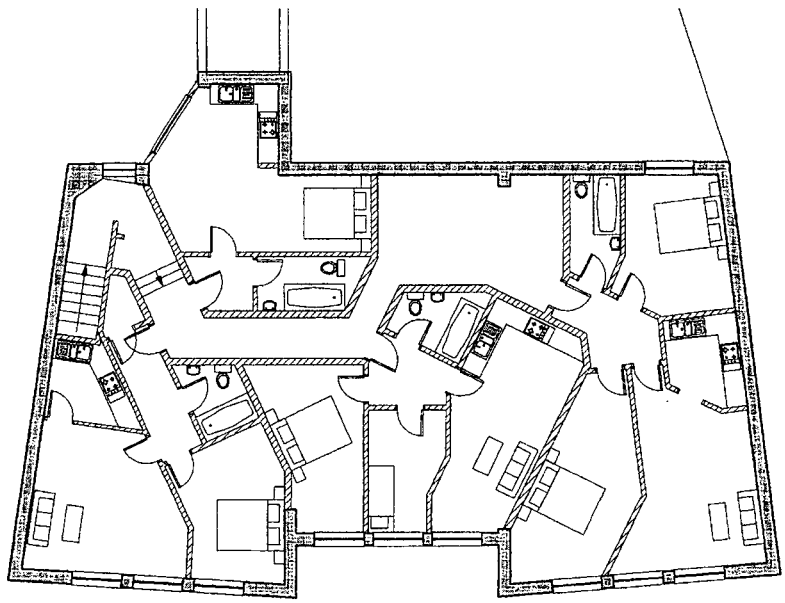
1.2 The premises lie at the southern end of the immediate terrace of commercial/retail properties within the shopping parade. There are 8 properties within the terrace to the north.

1.3 Further commercial premises lie to the south of the application site, whilst to the rear of the premises lie residential blocks of flats.

1.4 Directly opposite the application site, on the other side of South Street, lie the pedestrian and vehicular approach to Lancing Railway Station, (main line).

1.5 The application property has an extremely irregular shape, roughly in a 'T' shape form. The application property has a frontage of approximately 20 metres and a depth of roughly 21 metres.

1.6 The application building at present comprises ground floor retail use with residential flats on the first floor level.

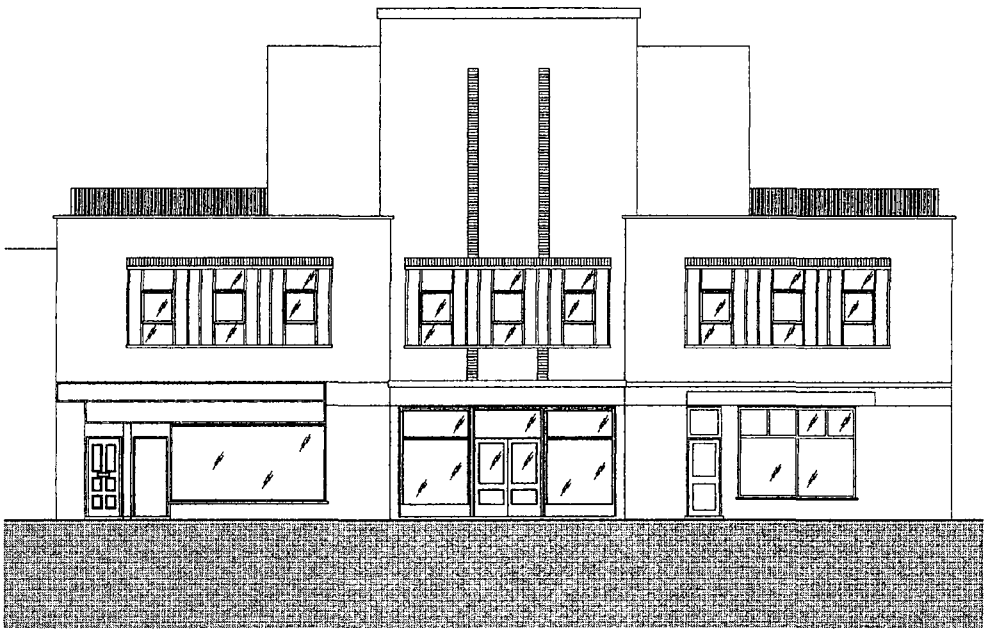


EXISTING 1st Floor Plan

Ground & First floor

1.7 The residential accommodation provided on the first floor may be seen in the drawing detailed immediately above. This comprises 1 one-bedroom flat, 1 bed-sit unit and 2 two-bed roomed flats, (one three person and one four person unit).

1.8 Access to the first floor residential accommodation is located to the left hand side of the frontage via a single access staircase from a separate front entrance door leading directly off the street elevation. This separate, self-contained front door can be seen readily in the existing front elevation drawing shown immediately below.



EXISTING Front Elevation

1.9 Access to the commercial, retail ground floor part of the premises is taken directly off the main front elevation at three separate retail shop front doors, leading straight into the individual retail units.

1.10 Details of the front elevations of these commercial uses on the ground floor of the premises may be readily seen in the drawing shown immediately above. Also seen within this drawing are the access doors to the retail premises and the residential accommodation above.

1.11 The existing residential accommodation on the first floor, as stated in paragraph 1.7 above, comprises four separate flatted units.

1.12 These flats comprise a one bed unit containing a lounge, double bedroom, kitchen and a bathroom.

1.13 The bed sit unit comprises a bed-sitting room with kitchen area and a bathroom.

1.14 The third unit comprises a lounge with kitchen area, a single bedroom, a double bedroom and a bathroom.

1.15 The second two-bedroom unit is a four person flat comprising a living room with separate kitchen, two double bedrooms and a bathroom.

1.16 A separate planning application has been submitted for the insertion of second floor & raising of main roof by 0.7 M to create 2 two bedroom second floor self-contained flats. This follows on from the approval of an outline application granted planning permission in September 2003 for exactly the same development.

1.17 In an attempt to simplify the difference between this application and the one for the same development as already granted permission in outline, the development on the second floor in the 'other' application has been shown as 'existing.'

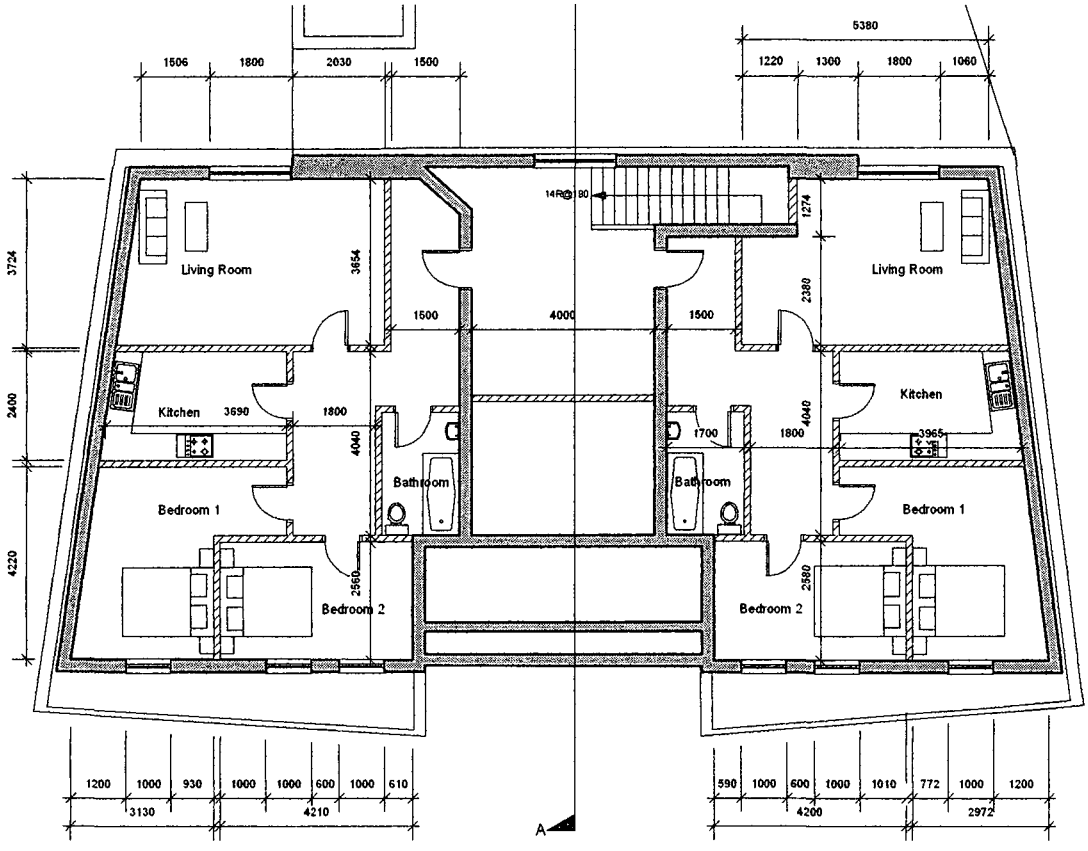
Second Floor

1.18 The two 2-bedroomed self-contained flats on the second floor are located one to either side of the main building within the 'wings' of the structure.

1.19 The access staircase is located to the rear of the building, opening out onto the centrally located entrance hall/lobby at this level.

1.20 The flat to the left hand side of frontage at second floor level comprises an entrance hallway, a living room/dining room with separate kitchen, two double bedrooms, and a bathroom.

1.21 The flat to the right hand side of frontage is of exactly similar residential accommodation of extremely similar disposition; having the same provision with similar layout but mirrored.



EXISTING 2nd Floor Plan

1.22 The main part of the building to the frontage of the site, facing onto the street elevation, is two-storeys. However, there is also a three-storey 'tower' section of the building towards the front elevation. This can also be easily seen in the existing front elevation drawing detailed above.

1.23 The area immediately surrounding the application site is of mixed character, with residential properties and commercial/retail properties on the ground floor level with residential accommodation on the upper floors. Additionally, there is the Lancing Railway Station.

1.24 The application site does not lie within any designated conservation area and the premises are not a listed building.

1.25 The A2025, Grinstead Lane, which lies to the east of, and roughly parallel to South Street, provides quick and easy road access to the north and south of Lancing Station and the application site.

1.26 Lancing Railway Station, located immediately in front of the application premises, provides for ease of public transport access to other directions out of Lancing.

Social

1.27 The proposed provision of a third flat at second floor level within the premises with accommodation in the 'tower' will clearly provide a benefit to the neighbouring occupants by allowing additional occupants within the immediate vicinity resulting in greater social interaction within the locality as well as increased level of supervision and monitoring of the immediate locale providing increased level of security.

1.28 The proposed flat within the building will be a one-bedroomed studio unit, providing accommodation for young single persons/young couple who desire to live in a town centre location within easy reach of local facilities and good transport facilities.

1.29 The proposed development will thus serve to benefit the community by adding to the number of often neglected small single person/couple units of accommodation available within the District as a whole and specifically within the immediate area.

1.30 There is, therefore, with the studio flat proposed, a good mix of dwelling provision within the overall premises, including family sized units and a single person unit as well as single bed units for a young couple in the form of perhaps a starter flat.

1.31 The proposal will also provide a more sustainable form of development than exists at present and utilising this 'Brownfield Site' to a greater intensity of use.

Economic

1.32 The proposed additional flat at the premises, resulting in one additional single bedroomed dwelling will clearly benefit the community by adding to the housing stock within the Borough and specifically within the immediate locality.

1.33 The increased occupancy of the premises and site will serve to benefit local retail and commercial businesses within the area and provide a permanent increase in the rateable income

within the community benefiting the Local Authority and the residents within the Borough.

1.34 The increased residential occupancy will thus serve to benefit the commercial viability and vitality of the immediate area by increasing the local population and thereby the number of potential customers to local shops and resulting in encouraging interest and investment within the local commercial area.

Planning Policy Considerations

1.35 The relevant development plan is the Adur District Local Plan adopted April 1996. The Plan provides planning guidance for the development and use of land. As such, it seeks to improve the environment of the local plan area, promote the regeneration of areas in need of renewal in a sustainable way and promote access to new development for the whole community.

1.36 The lifetime of the Plan is limited, however, as on 13th May 2004 the 'Planning and Compulsory Purchase Act' received Royal Assent. This Act reforms the development plan system replacing the former regime with the Local Development Framework, (LDF).

1.37 The Act requires the submission of a Local Development Scheme (LDS) setting out the three year project plan for each LDF document the Council will produce. The LDS contains details on how and when the Council will prepare and implement the new planning framework.

1.38 Under the arrangements for transferring to the new planning system, adopted structure and local plans retain their development plan status and automatically become "saved" policies for a period of three years from the commencement of the Planning and Compulsory Purchase Act 2004 on 28th September 2004.

1.39 The Adur Local Development Scheme (LDS), approved by Adur District Council on 29/06/2006, sets out the Council's programme for the preparation of new policies over the next three years (2005 -2008). This is the project plan for preparation of the new policies which together will form the Adur Local Development Plan (ADP).

1.40 The new policies for the District will take the form of a number of Local Development Documents (LDDs).They will comprise Development Plan Documents (DPDs), and also Supplementary Planning Documents (SPDs) which will not form part of the Development Plan.

1.41 The DPDs along with the West Sussex Structure Plan 2001 – 2016, and then the South East Plan (the regional spatial strategy, when adopted by the South East England Regional Assembly), will comprise the statutory development plan for Adur District. These will be the basis upon which all planning decisions are made.

1.42 In addition to the policies of the above-mentioned documents, a number of national planning policies are relevant to this proposal.

1.43 To prevent this statement becoming excessive in length and over-detailed, only the specifically pertinent policies contained within the Adur District Local Plan are contained within the immediately following paragraphs.

Local Planning Policy

1.44 With regard to housing, the Council's Aims & Objectives include:-

To meet the needs of the district's residents for housing whilst recognising the need to protect the countryside and urban environment.

Objectives

(a) To meet the requirements of the Structure Plan for new housing.

(b) To encourage the provision of housing for those unable to afford accommodation on the open market.

(c) To meet housing needs on sites within the built-up area.

(d) To resist the loss of viable residential accommodation.

(e) To recognise the needs of householders to extend their property.

(f) To recognise the need for elderly persons homes, nursing and convalescent homes and others (e.g. hostels).

1.45 POLICY AH1

The following provision is intended to meet the remaining West Sussex Structure Plan housing requirement for the Adur District in the period 1st July 1993 to mid 2006:-

(a) Development of up to 500 new dwellings on sites currently identified in the West Sussex Residential Land Availability Survey on which planning permission had been granted at 1st July 1993.
(b) Development of 670 new dwellings on sites of up to 1.0 hectare currently unidentified (including infilling, redevelopment, conversions and changes of use).

(c) Development of up to 294 dwellings on sites identified in this Local Plan on which planning permission had not been granted at 1st July 1993 (Development Proposals DP.AH1 to DP.AH3 identified on the Proposals Map).

Permission may be refused for further development if it can be demonstrated that the provision required in that phase will become available in that phase.

1.46 POLICY AH2

New residential development by way of infilling or redevelopment will be acceptable in the built-up area, providing the site is not allocated for any other purpose in this Local Plan. Any proposal will be expected to be designed so that:-

(a) its appearance, character and scale create a pleasant place in which to live and is in keeping with and enhances the existing local environment with particular attention being paid to the architectural form, height, materials, density and layout of both buildings and associated structures and hard surfaced areas;

(b) it respects the existing natural features of the site, including land form and trees;

(c) it does not have an unneighbourly effect on existing dwellings by reason of unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

(d) it incorporates adequate standards of residential amenity for the new dwelling(s) in terms of open amenity space, daylight/sunlight, outlook, and privacy;

(e) access arrangements to the public highway and on-site parking arrangements are acceptable under Policy AT12, and

(f) it accords with the standards adopted by the District Planning Authority.

1.47 POLICY AH5

There will be a presumption in favour of the supply of dwelling units suitable for small households (such as single persons, small families and the elderly). However, the District Planning Authority, in implementing this policy, will have regard to the desirability of a mix of dwelling types both within the development the locality subject to the need to accord with the criteria contained in Policy AH2.

1.48 POLICY AH7

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-

(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;

(b) design and materials are sympathetic to both the original dwelling and the area in general;

(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;

(d) access and car parking provision is acceptable under Policy AT12, and

(e) it accords with the standards adopted by the District Planning Authority.

1.49 POLICY AH9

The conversion of dwellinghouses into smaller self-contained units will be permitted providing that:-

(a) access and car parking provision is acceptable under Policy AT12 and can be made within the curtilage of the original dwelling without detriment to the character of the area;

(b) the proposal would not have an unacceptable adverse effect on neighbouring properties in terms of overlooking or noise transmission through party walls, and

(c) the type of property concerned and the standard of accommodation to be provided accord to the standards adopted by the District Planning Authority.

The conversion of small family houses will not be permitted.

1.50 POLICY AS5

In the areas shown as being subject to this policy on the Proposals Map the District Planning Authority will seek to retain a predominant shopping use, as defined in Use Class A1 of the Town and Country Planning (Use Classes) Order 1987. Whilst the District Planning Authority will not normally permit changes to non-retail use at ground floor level, proposals for non-retail uses will be treated on their merits and will be assessed in relation to the need for the proposed use compared to retail use of the particular premises concerned.

1.51 Supplementary Planning Guidance

Development control Standard No.4: Flat conversions

Para. 1.12 The Adur District Local Plan 1996 defines the boundary of built-up areas and develops the housing requirements of the Structure Plan (in policies AH1, 3, 5 and 6). It also contains detailed policies for safeguarding specific areas or features such as Conservation Areas (AB4), Listed Buildings (AB7-11), buildings of townscape merit (AB12), amenity open space (AB22) and trees (AB25), as well as requirements for access and parking (AT12 and 13) and, in certain cases, for landscaping and tree planting (AB26 and 27), noise insulation for certain road, railway and aircraft noise (AP8), and archaeological features (AB1). Of particular relevance is Policy AH9 which, in effect, sets the objectives of this Standard. It states:-

The conversion of dwellinghouses into smaller self-contained units will be permitted providing that:-

(a) access and car parking provision is acceptable under Policy AT12 and can be made within the curtilage of the original dwelling without detriment to the character of the area;

(b) the proposal would not have an unacceptable adverse effect on neighbouring properties in terms of overlooking or noise transmission through party walls, and

(c) the type of property concerned and the standard of accommodation to be provided accords to the standards adopted by the District Planning Authority.

The conversion of small family houses will not be permitted.

1.52 Development control Standard No.4: Flat conversions, contains parameters & criteria with regards to internal space standards, size of flats and rooms, internal layout and extensions and External alterations.

1.53 Para. 3.l Where conversion includes the addition of an extension, or any other material change to the exterior of the building, the effect of these on the property itself, on adjoining premises and on the local environment generally must be considered.

1.54 Para. 3.2 In the case of conversion of a dwellinghouse to flats, the size of extension will be limited to the size which normally would be permitted if the property were to remain as a single dwellinghouse. The Council's Development Control Standard "Extensions and Alterations to Dwellings" should be consulted in this respect.

1.55 Para.3.3 Conversions sometimes include changes to the external appearance of a building including the provision of fire-escapes and the installation of additional doors, windows, pipes etc. Changes, such as external stairs which lead to overlooking of adjoining properties or a poor standard of appearance, will be refused. Additional pipework etc. should be kept to a minimum and located so that it is not detrimental to the street-scene or the visual amenities of adjoining premises.

1.56 The proposed development for The Luxor Building complies in all respects with the objectives and policies of the Council's Adopted Adur District Local Plan and fully embraces current

National Planning Guidance and Statements and good practice.

1.57 The proposal especially accords with specific tenets of sustainability benefits, which include the following:

- encouraging more sustainable patterns of travel by reducing the need for people to travel by providing more intense use residential developments within town centre locations.

- reducing people's desire to travel by unsustainable means, by encouraging them to use convenient public transport facilities and discouraging the use of the private car by providing no additional parking facilities;

Policy Summary

1.58 The proposed development at the Luxor Building is an excellent example of regeneration which fully embraces the Council's Local Policies as well as the current planning agenda expressed through National Planning Policy Guidance and Planning Policy Statements.

1.59 The proposed residential accommodation is considered ideally-suited to fulfil the objectives of the Council's policies to meet the needs of the local area and to accord with the advice and requirements of Central Government with regard to providing sustainable development. The proposal is therefore in accordance with existing local and regional policy, embracing best practice regarding detailed design and mixed land use issues.

2.0 EVALUATION

2.1 The existing property comprises a two-three-storey building with retail use upon the ground floor and residential accommodation to the first and second floors of the premises.

2.2 The existing situation provides for a more efficient use of the premises than when only residential accommodation was found on the first floor of the property.

2.3 However, there is still the opportunity to provide a further improvement to the level of accommodation with increased intensity of occupation within the premises in line with Central Government guidance to provide increased levels of residential accommodation on 'Brownfield Sites' such as this, within town centre locations and with good access to public transport and shopping/leisure facilities.

2.4 Within this part of South Street the use is a mixture of residential and commercial/retail premises. Residential use strongly predominates on the upper floors in all of the immediately surrounding roads and, therefore, the continued but increased use as a residential property is clearly the only use that is appropriate for the premises.

2.5 Residential use is also the only one that will comply sympathetically with the immediately adjoining and adjacent properties and not detrimentally affect the amenity of any neighbouring resident.

2.6 Any redevelopment/refurbishment/conversion that is proposed must pay attention to the amenity of the neighbouring residents within the immediately surrounding area and those within the upper floors of The Luxor Building itself.

3.0 DESIGN

Use

3.1 This document is submitted to accompany a planning application for the provision of third self-contained flat to second floor, comprising 1No. studio flat incorporating gallery at upper floor level.

3.2 The A1 retail use on the ground floor will remain unaltered and continue to provide service and facilities for local residents.

3.3 Likewise, the four residential flats at first floor level will remain unaltered, as will the two 2-bedroom flats at second floor level.

3.4 One single-bed self-contained studio flat is to be located on the second floor, located in the middle of the property and within the 'tower' structure towards the front elevation of the premises. The flat will be in front of the entrance hall/lobby and between the two 2-bedroom flats.

3.5 The access staircase is located towards the rear of the building, facing the rear elevation and opening out onto the centrally located entrance hall/lobby at this level.

3.6 The additional residential accommodation will accord with the Local Authority's policies with regard to the provision of additional housing stock within the District, as well as policies of the West Sussex Structure Plan 2001–2016, the South East Plan (the regional spatial strategy) and Central Government guidance as contained within Planning Policy Guidance Note 13 and Planning Policy Statements 1 & 3.

3.7 The extra residential accommodation will additionally comply with the requirements of sustainable development in locating such accommodation in close proximity to shopping and leisure facilities and transport links and in such a town centre location.

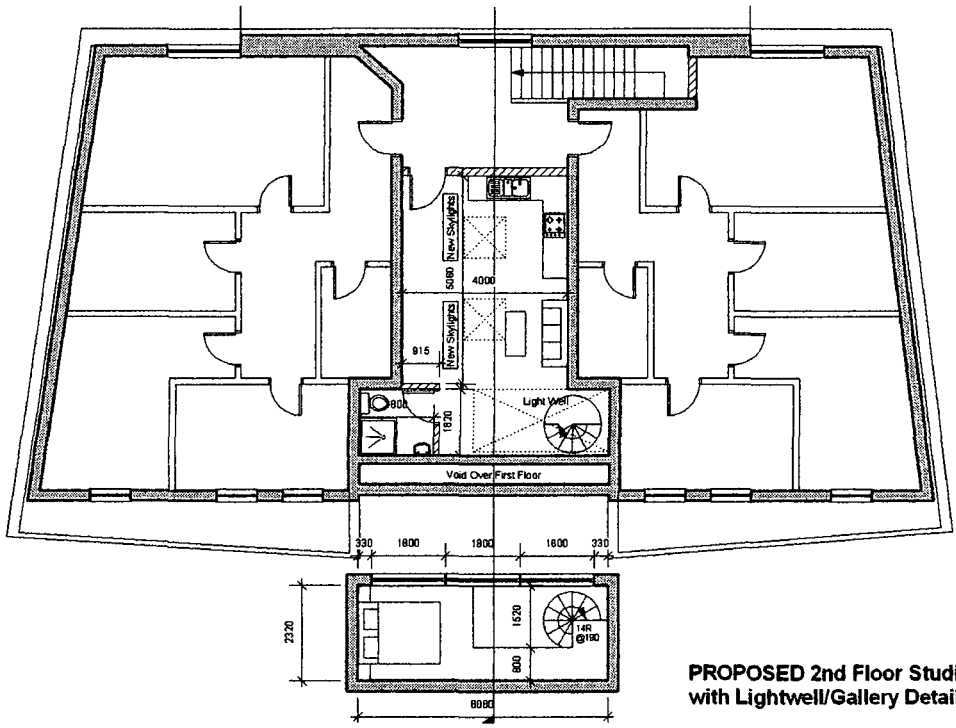
3.8 The reuse of a Brownfield site is obviously in strict accord with the clear Central Government guidance with regard to sustainable development and the maximisation of use in such a location as this town centre situation, as well as the reuse and refurbishment of old sites.

Amount

3.9 The proposed additional flat to the second floor level will comprise, at second floor level entrance lobby, a living room/dining room with kitchen area, a shower room and spiral staircase up to gallery within the 'tower'

3.10 At mezzanine gallery level there will be a double bedroom, accessed by the spiral staircase, with new windows to rear elevation of the tower.

3.11 Please see the enclosed drawing immediately below, which shows the new accommodation to be provided at second floor level and mezzanine gallery.

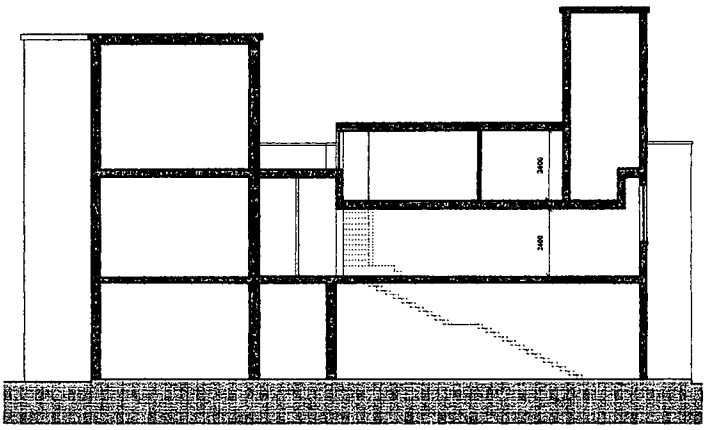


PROPOSED 2nd Floor Studio Flat Plan with Lightwell/Gallery Detail

3.12 To facilitate the provision of the additional accommodation at second floor level the, as previously approved in outline, on 19th September 2003, (Council ref. no. L/141/03/TP), the proposed development involves raising of the main roof by 0.7 metre with a flat topped structure to minimise visual perception and impact.

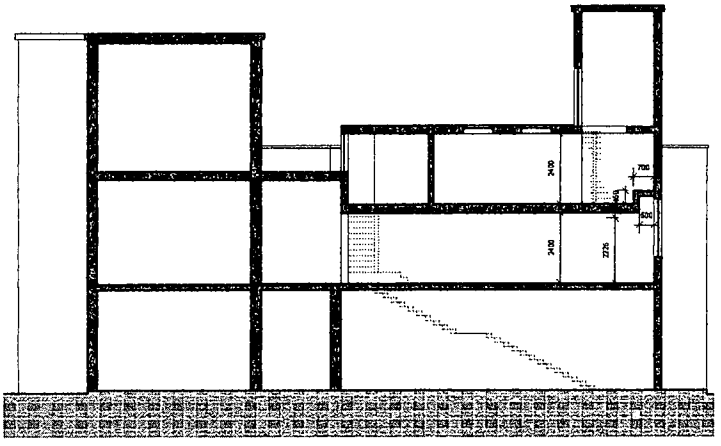
3.13 This roof extension, as previously approved, will be set back from the front and side elevations of the premises and well away from the rear elevation. As such the proposed extension development will be set well away from any neighbouring residential properties and will result in no adverse affect upon the amenity of any neighbouring occupant.

3.14 The proposed gallery part of the new studio flat includes the installation of windows to the rear elevation, as may be seen in the proposed section at the foot of this page.



EXISTING Section A-A

3.15 The minimal amount of external alterations can be appreciated by reference to the two drawings shown immediately above and below, showing respectively the existing and proposed sections. New skylights may be seen to the flat roof immediately behind the tower.



PROPOSED Section A-A

3.16 The proposed development will allow for improved accommodation to be provided within the premises without having adverse affect upon the amenity of any neighbouring resident.

3.17 The proposed flat will be of satisfactory size, proportions and layout for its specific provision, (i.e. one-bed studio units....etc.) and will possess more than sufficient natural lighting and ventilation to all rooms.

3.18 It is strongly considered that the provision of the number of residential units within the overall premises can provide the optimum amount of accommodation within the site, intensifying the use and providing as sustainable as possible a development on such a 'Brownfield Site,' in a town centre location and without adversely affecting the amenity of any interest of acknowledged importance.

Layout

3.19 The main entrance door to all of the flats, including the extant four upon the first floor, the two flats at second floor level and the new proposed flat is located to the front elevation immediately on the frontage of the building opening directly on to South Street.

3.20 All doors and windows within the front elevation of the premises at ground and first floor levels will remain unaltered.

3.21 The proposed external alterations and provision of one additional residential unit on the second floor of the premises will result in increased levels of surveillance of the premises to both front and rear due to the increased level of occupancy of the premises, thereby resulting in improved security

3.22 This will provide a residential and commercial development that is strictly in accord with the overarching desires and objectives of the 'Designing Out Crime' guidance. This seeks to ensure that pedestrian streets and rear, secluded private areas are overlooked and effectively monitored so as to reduce the incidence of crime, such as burglary, housebreaking and mugging on the streets.

3.23 The close relationship of the flats with the street allows for good accessibility for the occupants and especially so for disabled persons or those who have problems of mobility, such as the aged and infirm.

3.24 All of the proposed residential units either face the street or the rear of the property in a traditional manner with windows overlooking the road or rear area, in sympathy with the neighbouring properties and enforcing their use and visual character.

3.25 The development has been designed to provide, in strict accord with the guidance from Planning Policy Guidance Note 13, as well as Planning Policy Statements 1 & 3, a form of residential accommodation within this 'Brownfield Site' that is sustainable and maximises the potential of the premises in such a town centre location.

3.26 It is submitted that the development achieves these aims without having any adverse affect upon the amenity of any neighbouring resident, or the character or appearance of the immediate area or the street scene in general.

Scale

3.27 As clearly discussed in the paragraphs above, the development involves the provision of a flat to the front part of the second floor and part of the 'tower.' Included within this proposal are new windows to be installed to the rear elevation of the tower.

3.28 The development involves the provision of one additional residential unit compared with the accommodation that exists at present within the residential part of the premises.

3.29 It is submitted that the exact location of the proposed windows means that they are of sufficient distance away from any residential property in whatever direction, for them to cause no adverse affect upon the amenity at present enjoyed by the occupants of any neighbouring property, by reason of overlooking, invasion of privacy or any other cause.

3.30 The level of accommodation provided within the proposed development makes use of the physical opportunities and constraints within the site and does not markedly extend the footprint or layout of the extant building. The accommodation proposed is appropriate for the site and provides a development that enhances the immediate area, both socially and economically.

Landscaping

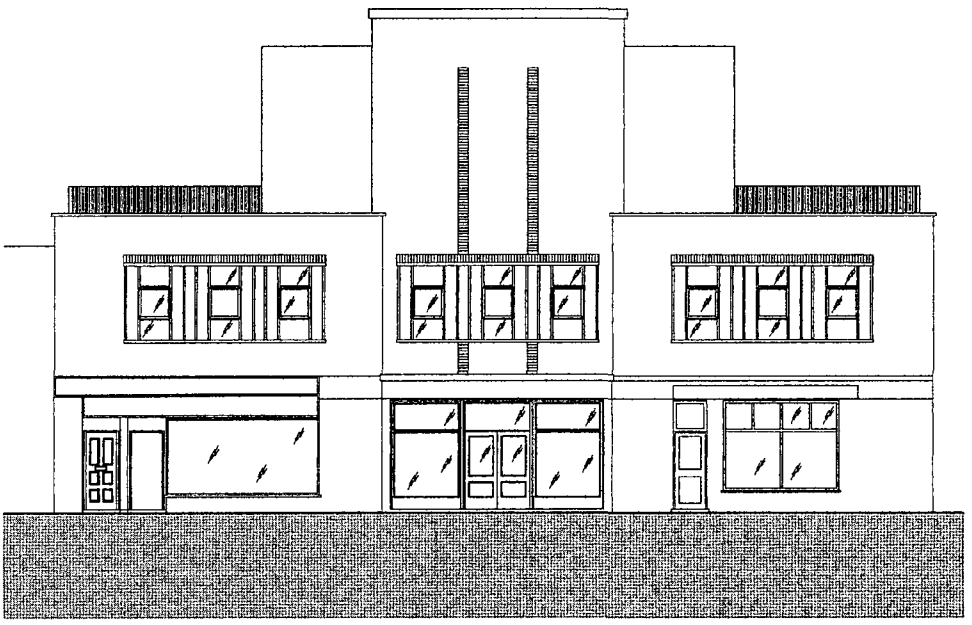
3.31 The proximity of the building to the pavement at the front elevation of the property leaves little/no opportunity to provide any form of landscaping to the frontage of the dwellings.

3.32 Likewise, the urban location of the application site and its physical constraints means that there is no possibility to provide for external amenity space to the rear or side of the property. The rear of the premises will still be used in association with and as part of the use of the ground floor of the property as retail properties.

3.33 The entrances and access ways on the ground floor will be level and of non-slip surfacing.

Appearance

3.34 The general overall visual impression of the premises as seen from all directions will remain very similar to that at present, due to the discrete and sympathetic design of the proposed windows and their exact location to the rear elevation.



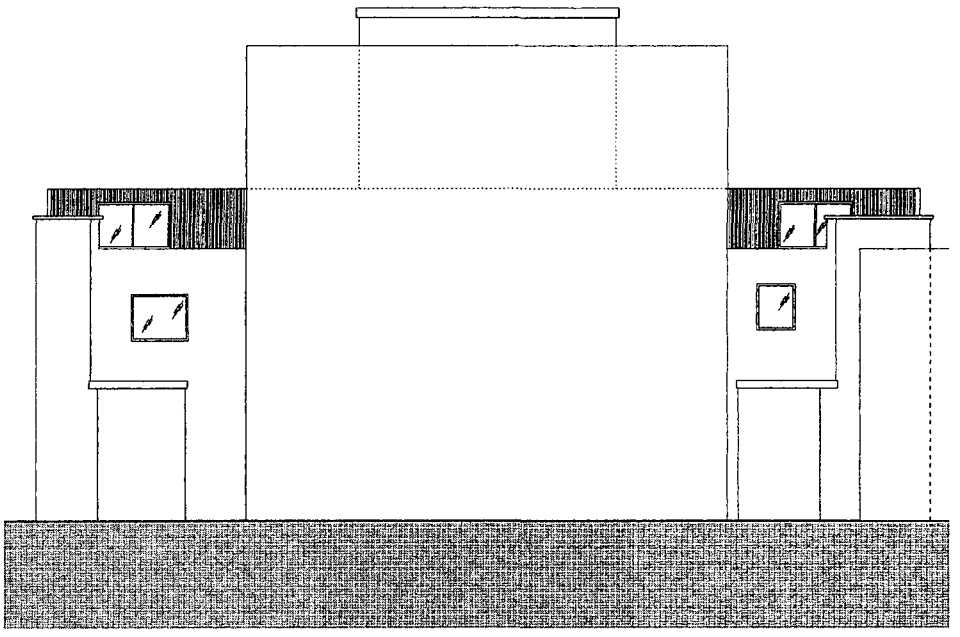
Existing and Proposed Front Elevation

3.35 The validity of the above contention can be assessed by comparing the proposed front elevation, shown immediately above, with the existing front elevation shown previously on page 4. As one can see they are exactly the same.

3.36 The proposed development, although at second floor level, will not adversely affect the amenity at present enjoyed by any neighbouring occupant due to its very location, set away from the neighbouring properties.

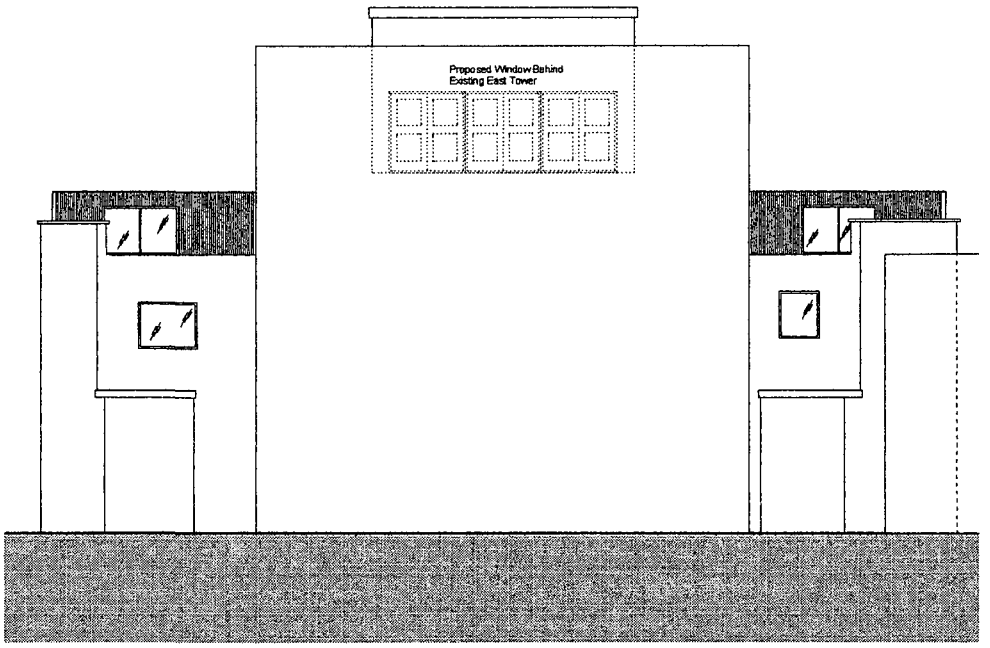
3.37 It is strongly believed that this proposal will fit-in sympathetically with the overall appearance of the building, its architectural integrity and that of the immediately neighbouring properties as well as the character and appearance of the immediately surrounding area and the street scene.

3.38 It is submitted that the proposed external amendments to the property will provide a finished overall appearance of residential accommodation that fits in sympathetically with the immediately adjacent properties and provides a development that results in no adverse affect upon the character and appearance of the immediately surrounding area or the general street scene.



EXISTING Rear Elevation

3.39 A comparison of the existing and proposed rear elevations shown respectively above and below will additionally serve to substantiate the argument that the proposed development will have no adverse visual affect upon the character or general appearance of the street scene or the immediately surrounding area



PROPOSED Rear Elevation

3.40 The existing ground floor retail premises and residential accommodation on the first and second floor levels will be retained in their entirety, as will the existing form and architectural integrity of this visually important building and the sense of place that it possesses within the street scene.

3.41 As may be seen from the submitted drawing detailed on page 21, the front elevation of the premises facing South Street will retain all of the intricate architectural detailing and form and will retain in entirety the architectural richness of its front elevation.

4.0 ACCESS

4.1 Access to the proposed development, the provision of one single bed self-contained studio flat to second floor and gallery level within 'tower' of the existing premises, will be taken directly off the road immediately in the front of the proposed structure, (South Street), on whose immediate frontage the building and its site are located.

4.2 The short pedestrian access pathway from the back edge of pavement up to the main entrance door to the ground floor level for all flats will be finished in non-slip surfacing to provide safe and secure footing for the disabled, aged and infirm.

4.3 Access to the upper floor flats for those in a wheelchair is inappropriate. Although wheelchair access is not feasible, access for those who have lesser disabilities, the aged and the infirm, is made readily available by the provision of staircases, access ways, corridors and doorways of sufficient width to allow for ease of movement and manoeuvrability.

4.4 The main entrance door to all of the flats is readily visible straight away from the street and is of sufficiently close proximity to the back edge of pavement to be readily accessible to everyone, including those persons with impaired sight.

4.5 Similarly, access for emergency services is provided readily from the highway and in clear and unmistakable locations. Location for congregation in the event of an emergency would be immediately in front of the building.

5.0 SUMMARY

5.1 The application premises clearly demonstrate a situation where the guidance provided by Central Government undoubtedly indicates that a residential development of greater intensity of use and therefore a much more sustainable form of residential accommodation should be provided upon this Brownfield site in such a town centre location with good access to public transport and shopping facilities, leisure activities .....etc.

5.2 This situation would seem to be clearly borne out by the fact that planning permission in outline form has already been granted in September 2003 for the addition of two flats at new second floor level within the premises.

5.3 This outline approval demonstrates the acceptability of additional accommodation within the premises.

5.4 It is contended that this application now submitted demonstrates that one additional flat can be provided in such a town centre location on a Brownfield site without adversely affecting the amenity of any neighbouring resident.

5.5 It is submitted that the total site area would suggest that in terms of guidance contained within Planning Policy Guidance Note 13 and Planning Policy Statements 1 & 3, the overall site is being underused for a town centre location and in terms of sustainability.

5.6 It is consequently contended that the overall development of the site of The Luxor Building within Station Parade in South Street is in scale with the area of the site, its frontage and relationship to neighbouring properties.

5.7 The development is appropriate for the area, its character and to provide for an increased level of accommodation in line with the advice given by Central Government with regard to redevelopment of previously developed 'Brownfield' sites. The proposal will also will provide for a well designed building that has architectural merit and a positive and sympathetic presence upon the application site.

6.0 CONCLUSIONS

6.1 The proposal is fully in accordance with recent national planning guidance including PPS1, PPS3, and PPGI3, the West Sussex Structure Plan 2001–2016 and the South East Plan (the regional spatial strategy), which encourage more efficient use of previously developed sites within urban locations such as the application site which are well-served by public transport.

6.2 Sustainability: The proposed development is highly sustainable. The current building provides four self-contained flats at first floor level and two at second floor level, contributing to the housing stock within the borough.

6.3 The creation of one additional residential flat will provide high quality, efficient and appropriate use of this previously developed residential site which maximises the physical opportunities within this ideally situated property in this urban location.

6.4 The proposal is clearly in line with national planning policy, this Brownfield development is in a sustainable location being well served by public transport, thus reducing the need to travel by private car.

6.5 High Quality Design:. The proposal has been prepared to incorporate high quality design, which will result in an overall improvement to the local built environment. The proposal takes the opportunity to introduce new build elements in an appropriate and sympathetic manner.

6.6 The proposed development of The Luxor Building provides the opportunity for this genuine regeneration scheme which complies with adopted and emerging, national, regional and local planning policy objectives.

6.7 The development includes a number of sustainability benefits including, encouraging more sustainable travel patterns, providing opportunities for more sustainable living and working patterns and improving the overall environment of the area;

6.8 The design of the development is of high quality. The external alterations are sympathetically designed and located and will 'fit-in' sympathetically with the surrounding and neighbouring residential and commercial properties.

6.9 The proposed development will respect the character and appearance of the neighbouring buildings, the immediate locality and the prevailing townscape and will have no adverse affect upon the amenity of any neighbouring occupier.

6.10 The development will, therefore, accord with the requirements of the advice given in PPS1, PPS3, and PPG13 with regard to sustainable development without causing any material harm to the interests of any acknowledged importance.

6.11 It is consequently submitted that the proposal for The Luxor Building would provide a positive development that fulfils all the desires of a sustainable development and that the Council should look favourably upon the proposal.

APPENDIX 1


N

APPENDIX 2

ADUR DISTRICT COUNCIL
CIVIC CENTRE, HAM ROAD
SHOREHAM-BY-SEA
WEST SUSSEX BN43 6PR

TEL: 01273 263222

PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER **L/141/03/TP**

Details of development

INSERTION OF SECOND FLOOR & RAISING OF MAIN ROOF (BY 0.7m) TO CREATE 2 TWO-BEDROOM SECONDFLOOR FLATS (OUTLINE)

Location of development to which application relates

LUXOR BUILDINGS
STATION PARADE, SOUTH STREET
LANCING

Permission

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development in accordance with the application and relevant correspondence and subject to compliance with the conditions specified on the attached Schedule.

Your copy of the application, determined as above, is returned herewith for your records

Peter Davies

Head of Planning & Policy

19-09-03

HAWKINGS FAGG PARTNERSHIP
SUITE 5HF
VANTAGE POINT
NEW ENGLAND ROAD
BRIGHTON BN1 4GW

TP02

APPENDIX 3

Structure Plan & Regional Spatial Strategy policies

As well as the District Plan policies, relevant policies of the West Sussex Structure Plan 2001 – 2016 and the South East Plan (the regional spatial strategy, when adopted by the South East England Regional Assembly), are also to be taken into consideration with regard to the acceptability of the proposed development.

Such policies that are considered to be of relevance to this planning application are those including strategic policies to provide additional housing and specific policies with regard to new housing, conversions, mix of units, parking standards, Design & Access Statements, alterations and extensions, sustainability and neighbour amenity.

It is not intended to go into specific detail with regard to these policies as much would be duplicated of what has already been detailed of the more appropriately specific and more closely relevant District Council policies.

APPENDIX 4

NATIONAL PLANNING POLICY

Planning Policy Guidance & Planning Policy Statements

Government guidance on the main planning issues is provided in Planning Policy Guidance Notes (PPG's) and the emerging Planning Policy Statements (PPS's). The key PPG's and PPS's which apply to the proposal for The Luxor Building are summarised below.

PPS 1: Delivering Sustainable Development (2005)

This PPS replaces Planning Policy Guidance (PPG) Note 1, General Policies and Principles, published in February 1997. PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system.

Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.

The Government set out four aims for sustainable development in its 1999 strategy.2
These are:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- the prudent use of natural resources; and,
- the maintenance of high and stable levels of economic growth and employment.

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

The Government state that the following key principles should be applied to ensure that development plans and decisions taken on planning applications contribute to the delivery of sustainable development:

(i) Development plans should ensure that sustainable development is pursued in an integrated manner, in line with the principles for sustainable development set out in the UK strategy. Regional planning bodies and local planning authorities should ensure that development plans promote outcomes in which environmental, economic and social objectives are achieved together over time.

(ii) Regional planning bodies and local planning authorities should ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate change – through policies which reduce energy use, reduce emissions (for example, by encouraging patterns of development which reduce the need to travel by private car, or reduce the impact of moving freight), promote the development of renewable energy resources, and take climate change impacts into account in the location and design of development.

(iii) A spatial planning approach should be at the heart of planning for sustainable development (see paragraphs 30 – 32 below).

(iv) Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted (see paragraphs 33 – 39 below).

(v) Development plans should also contain clear, comprehensive and inclusive access policies – in terms of both location and external physical access.6 Such policies should consider people's diverse needs and aim to break down unnecessary barriers and exclusions in a manner that benefits the entire community.

(vi) Community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities. In developing the vision for their areas, planning authorities should ensure that communities are able to contribute to ideas about how that vision can be achieved, have the opportunity to participate in the process of drawing up the vision, strategy and specific plan policies, and to be involved in development proposals.

In delivering sustainable development The Government advises that as a general approach in preparing development plans, planning authorities should, inter alia, seek to:

"……

(ii) Promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities.

Policies should promote mixed use developments for locations that allow the creation of linkages between different uses and can thereby create more vibrant places.

(iii) Promote communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community.

(iv) Bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing, ... taking into account issues such as accessibility and sustainable transport needs, the provision of essential infrastructure, including for sustainable waste management.....

(vii) Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. Planning should actively manage patterns of urban growth to make the fullest use of public transport and focus development in existing centres and near to major public transport interchanges.

(viii) Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land.

(ix) Enhance as well as protect biodiversity, natural habitats, the historic environment and landscape and townscape character.

....."

Planning Policy Statement 3: Housing states, at Paragraph 1:-

"Planning Policy Statements (PPS) set out the Government's national policies on aspects of planning in England. PPS3 sets out the national planning policy framework for delivering the Government's housing objectives. This complements, and should be read together with, other relevant statements of national planning and housing policy (in particular PPS1: Delivering Sustainable Development and the forthcoming PPS on Climate Change)."

Paragraph 2. states that:-

"..... A principal aim of the new PPS3 is to underpin the Government's response to the Barker Review of Housing Supply and the necessary step-change in housing delivery, through a new, more responsive approach to land supply at the local level."

Paragraph 7 states that:-

"On publication of this PPS, Local Planning Authorities will need to assess and demonstrate the extent to which existing plans already fulfil the requirement set out in this statement to identify and maintain a rolling five-year supply of deliverable land for housing, particularly in connection with making planning decisions (see paragraphs 68 to 74)."

Paragraph 68 states:-

"Local Planning Authorities should take into consideration the policies set out in Regional Spatial Strategies and Development Plan Documents, as the Development Plan, as well as other material considerations. When making planning decisions for housing developments after 1st April 2007, Local Planning Authorities should have regard to the policies in this statement as material considerations which may supersede the policies in existing Development Plans."

Paragraph 69 states:-

"In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing.
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.
- The suitability of a site for housing, including its environmental sustainability.
- Using land effectively and efficiently.
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives eg addressing housing market renewal issues."

Paragraph 70 states:-

"Where Local Planning Authorities have an up-to-date five year supply of deliverable sites and applications come forward for sites that are allocated in the overall land supply, but which are not yet in the up-to-date five year supply, Local Planning Authorities will need to consider whether granting permission would undermine achievement of their policy objectives."

Paragraph 71 states:-

"Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69."

Paragraph 72 states:-

"Local Planning Authorities should not refuse applications solely on the grounds of prematurity."

Paragraph 73 states:-

"When considering applications relating to sites for which planning permission has been previously granted for a similar proposal, but where the development has not been implemented, Local Planning Authorities should consider, based upon robust evidence provided by applicants, whether the site is likely to be developed. There is no presumption that planning permission should be granted because of a previous approval, particularly if the original permission proposal did not deliver the policy objectives of this PPS."

Paragraph 74 states:-

"The Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 and The Town and Country Planning (Residential Density) (London, South East England, South West England, East of England and Northamptonshire) Direction 2005 will be cancelled with effect from 1 April 2007."

PPG13: Transport (March 2001)

This revised guidance reinforces the Government's objective of creating a more sustainable transport system. PPGI3 promotes sustainable transport choices and accessibility to jobs, shopping and leisure facilities by public transport, walking and cycling, whilst reducing the need to travel by car.

The guidance encourages local authorities to manage the pattern of urban growth by concentrating major generators of travel demand in city, town and district centres, close to public transport interchanges. Increased intensity of development for housing is also encouraged at highly accessible locations.

A major shift in policy in this revised guidance is the introduction of maximum rather than minimum parking standards. These are designed to work alongside other planning and transport measures to promote sustainable transport choices and reduce reliance on the car.

National maximum parking standards have been introduced which apply on all developments of more than 1000 m2 gross floorspace. Local authorities are encouraged to use their discretion in setting levels of parking for smaller developments. Minimum parking standards are now considered unacceptable, other than for disabled parking.

Final Report of the Urban Task Force

The Final Report of the Urban Task Force, Towards an Urban Renaissance, was published in 1999. Chaired by Lord Rogers of Riverside, the Urban Task

Force made a series of recommendations to encourage regeneration in cities and towns.

The report recommends that 60% of new development should take place on previously developed ('Brownfield') sites. In order to achieve this, it recommends that local authorities should be discouraged from using 'density' and 'over-development' as reasons for refusing planning permission and argues the case for creating a planning presumption against excessively low-density urban development.

The report encourages the development of more sustainable cities by enabling people to walk, cycle or use public transport to reach their destination. Therefore, higher density developments are encouraged in close proximity to high quality public transport facilities.

Lord Rogers' team stress that good design makes public places attractive and usable, thereby attracting people into urban areas, which in turn generates an upturn in the fortunes of the areas. This positive cycle is the means by which places can be sustainably regenerated and is critical to making other elements of Government planning and regeneration policy work.

In the London context, it is a notable indication of the importance of design and of the themes promoted by the Urban Task Force that Lord Rogers has been appointed as an advisor to Mayor Ken Livingstone on design issues.

Urban White Paper

The Urban White Paper was published by the DETR in November 2000. Following on from the above-mentioned Urban Task Force report, it outlines the Government's strategy for an urban renaissance, which includes:

a. getting the design and quality of the urban fabric right;

b. enabling all towns and cities to create and share prosperity;

c. providing the quality services people need; and

d. equipping people to participate in developing their communities.

(Urban White Paper, para.. 11)

The White Paper supports ideas including allowing people easy access to local shops and community facilities on foot or bike, creating sustainable developments which are well served by efficient and reliable public transport, and bringing Brownfield land back into productive use.

Planning and Compulsory Purchase Act (2004)

This Act encapsulates the desires of the 'Urban White Paper' concerning the simplification of the process of compulsory purchase of land, in an attempt to secure the aforementioned 'urban renaissance'.

The new system requires the production of a suite of documents, which will make up the Camden Local Development Framework,, (LDF), the primary role of which is to guide the development of Camden.

It is intended that the LDF will achieve this goal by providing clear policies relating to the location and design of development that will be used in the assessment of planning applications as part of the Development Control process.

DUR DISTRICT COUNC
PLANNING DIVISION
LAN
NO Arc/0241/07
DATE
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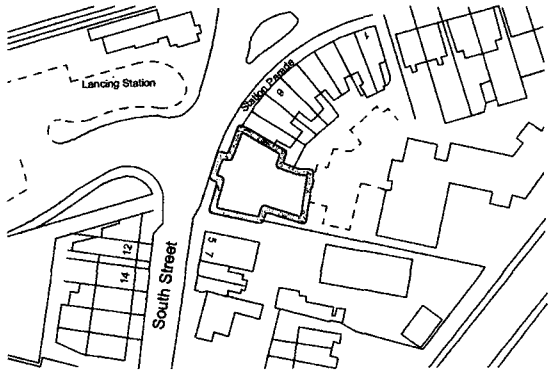
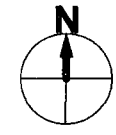




Arch-i-texts
UK Ltd.
Architectural Imaging, Project Management & Design Consultants

17 Waldegrave Road, London, N8 0QA
Telephone : 0797 367 8189

Project:

Luxor Building
Station Parade
South Street
BN15 8AA

Clients:

Drawing:

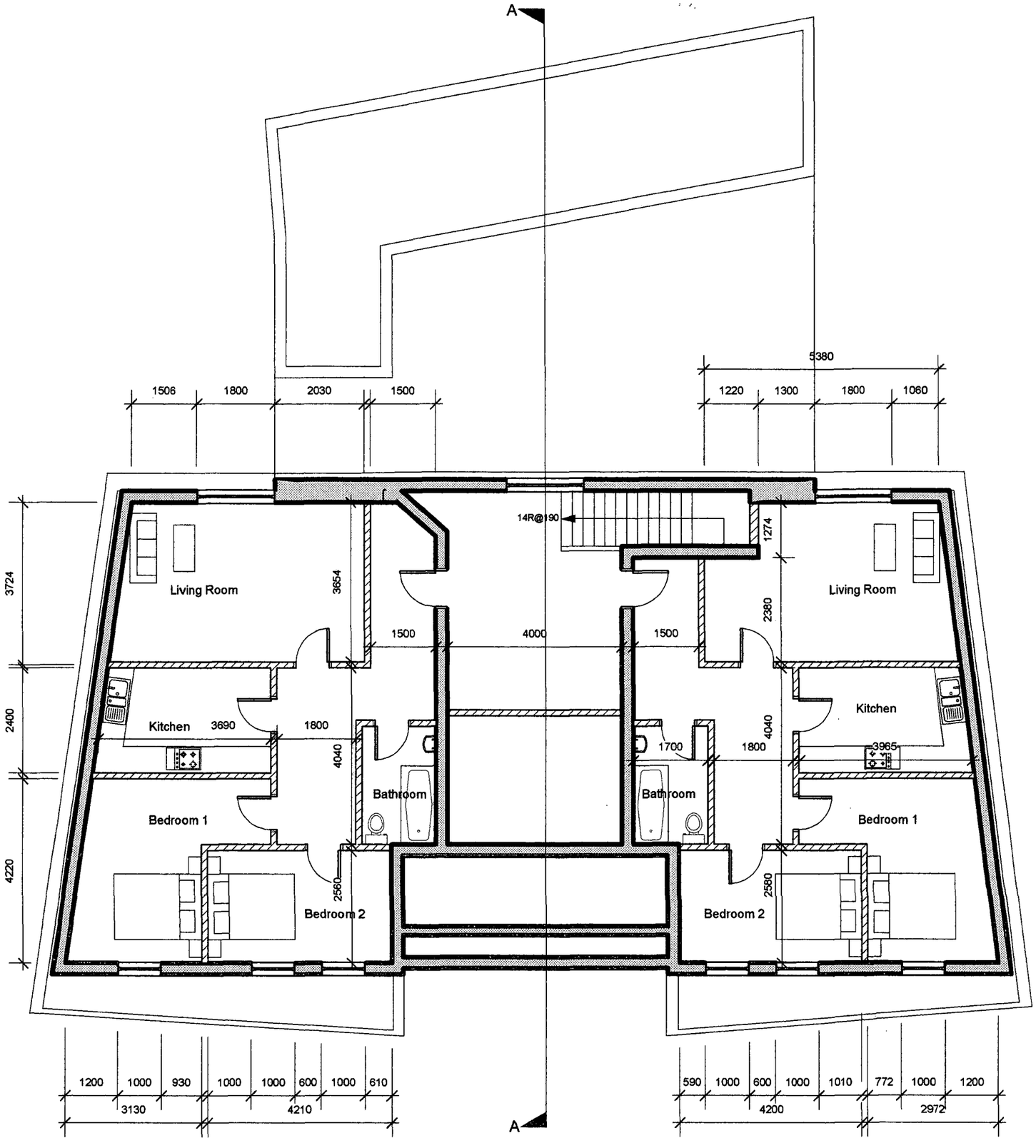
Site Plan

Date: Jan 2007

Scale: 1:1250 @ A4

Drawn:

0701C/Drwg / EP / 01



EXISTING 2nd Floor Plan
(based on Granted Application ADC/0240/07)

PLANNING
PLAN No. A0240/07
DATE RECEIVED 05 NOV 2007

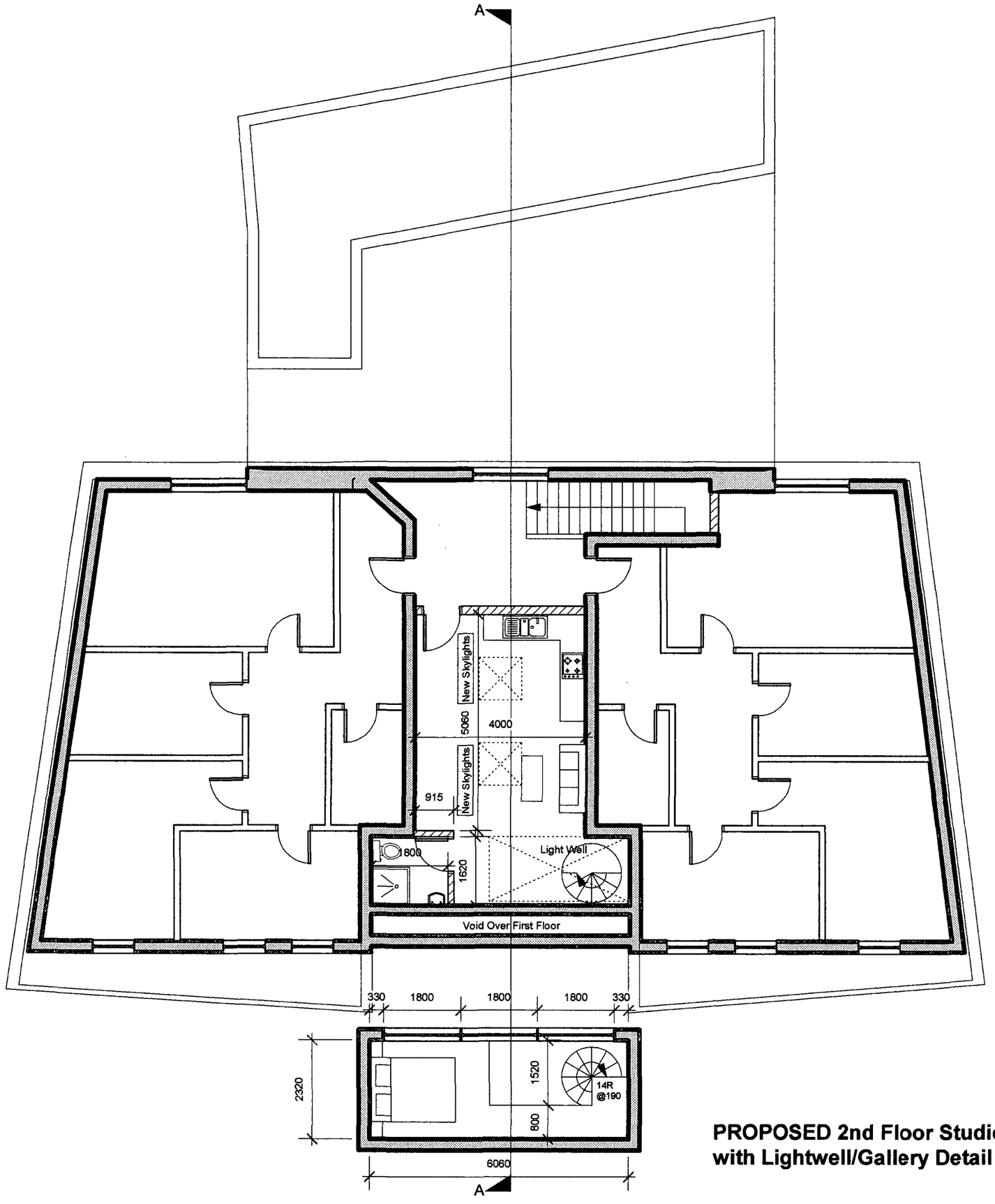
Arch-i-texts
UK Ltd.
Architectural Imaging, Project Management & Design Consultants
17 Waldegrave Road, London, N8 0QA
Telephone : 0797 367 9189

Project:
Luxor Building
Station Parade
South Street
Clients:
BN15 8AA

Drawing:
EXISTING 2nd Floor

Date: **Feb 2007**
Scale: **1:100 @ A3**
Drawn:

0701C / Drwg / EP / 02



PROPOSED 2nd Floor Studio Flat Plan with Lightwell/Gallery Detail

PLANNING
PLAN No. A0d024167
DATE RECEIVED 05 NOV 2007

Revision: A: 17.10.07
Amendment to Layout

Arch-i-texts
UK Ltd.
Architectural Imaging, Project Management & Design Consultants
17 Waldegrave Road, London, N8 0QA
Telephone : 0797 367 8189

Project: Luxor Building
Station Parade
South Street
BN15 8AA

Clients:

Drawing: PROPOSED 2nd Floor

Date: Oct. 2007
Scale: 1:100 @ A3
Drawn:

0701C / Drwg / EP / 03A



PLANNING
PLAN No. A0d0244/07
DATE RECEIVED 05 NOV 2007

EXISTING Front Elevation

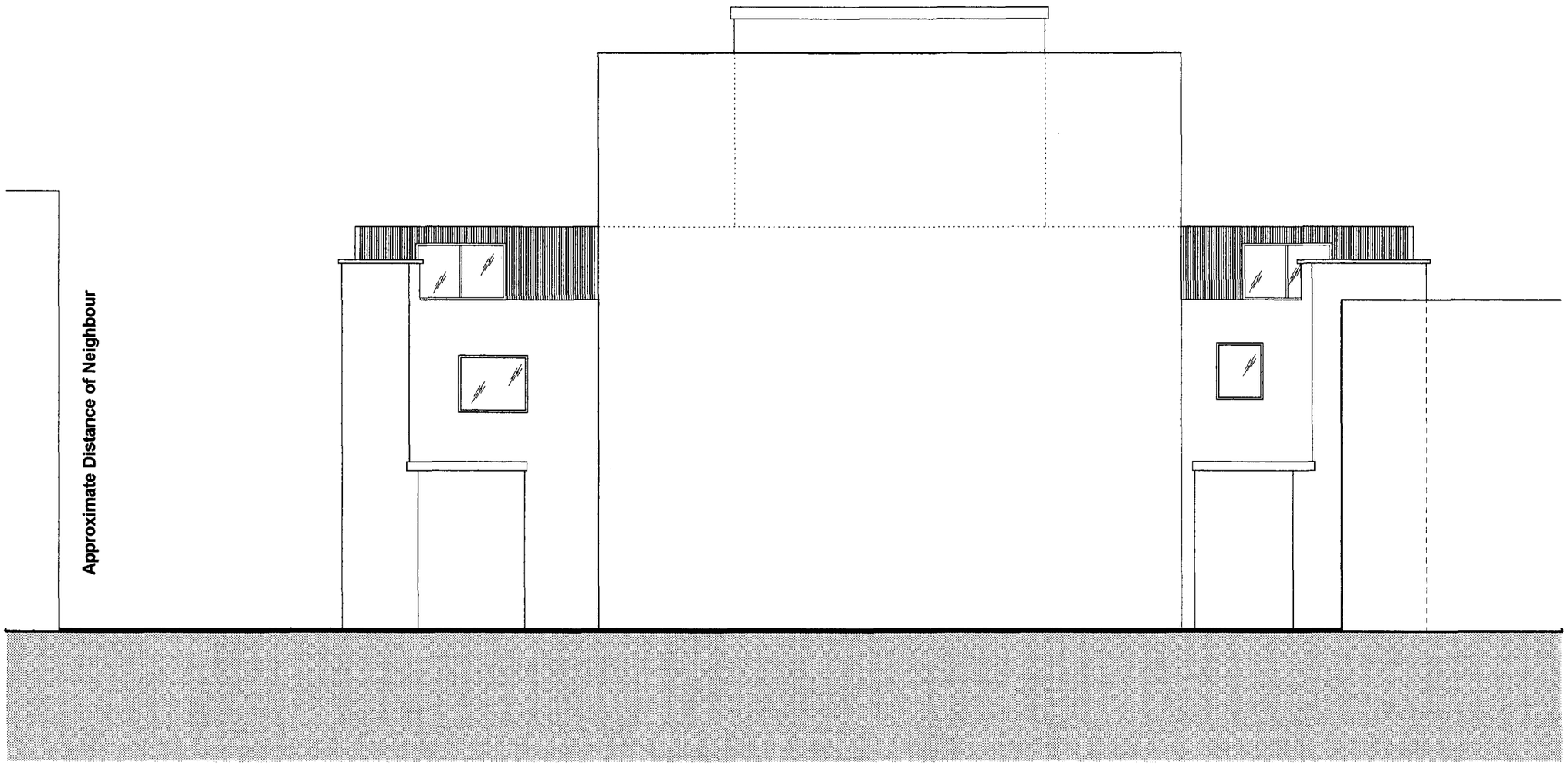
Arch-i-texts
UK Ltd.
Architectural Imaging, Project Management & Design Consultants
17 Waldegrave Road, London, N8 0QA
Telephone : 0797 367 9189

Project:
Luxor Building
Station Parade
South Street
Clients: **BN15 8AA**

Drawing:
EXISTING
Front Elevation

Date: **Feb 2007**
Scale: **1:100 @ A3**
Drawn:

0701C / Drwg / EP / 04



PLANNING
PLAN No. Ad0241/07
DATE 05 NOV 2007

EXISTING Rear Elevation

Arch-i-texts
UK Ltd.
Architectural Imaging, Project Management & Design Consultants
17 Waldegrave Road, London, N8 0QA
Telephone : 0797 367 8188

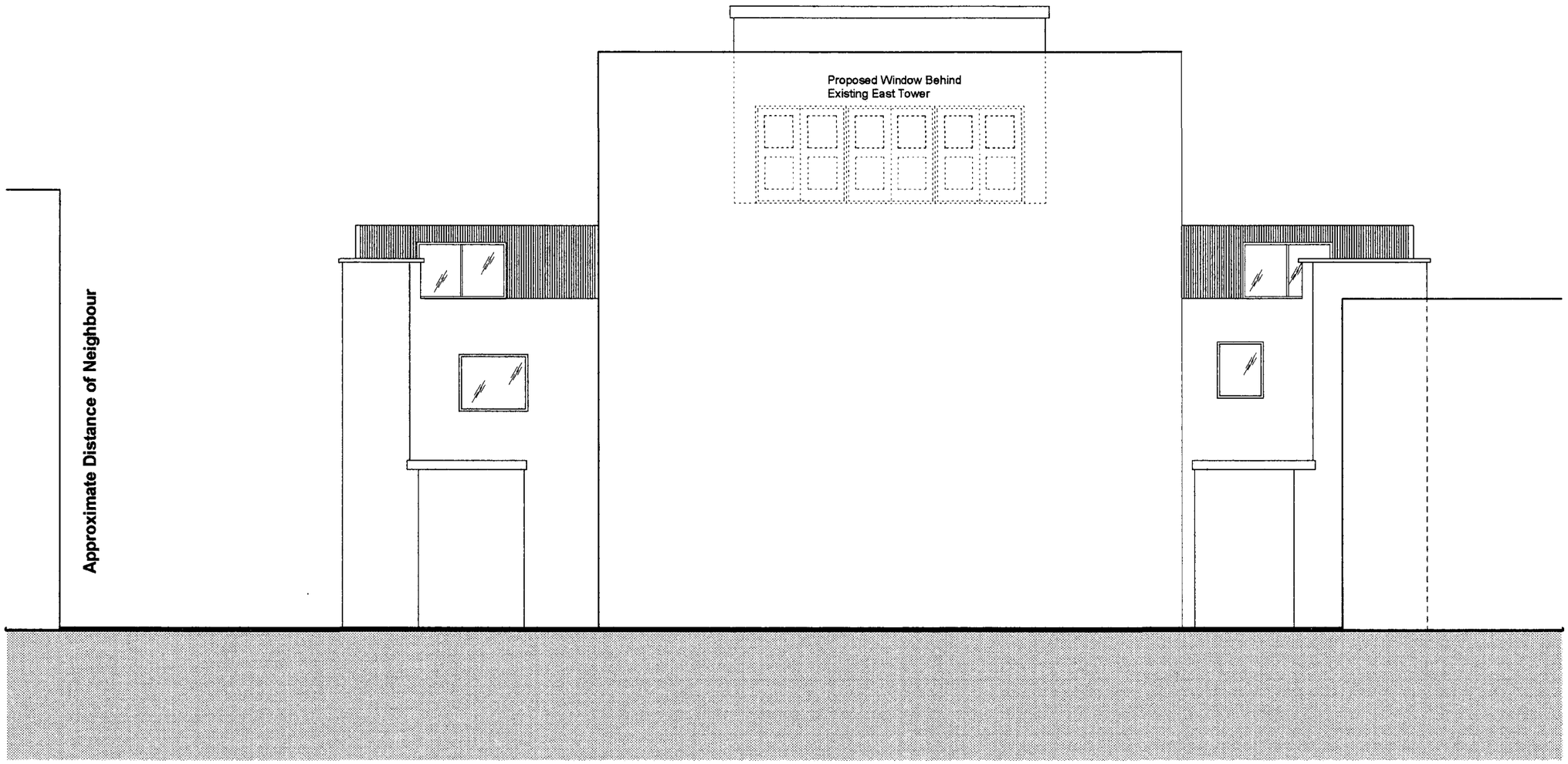
Project: Luxor Building
Station Parade
South Street
BN15 8AA

Clients:

Drawing: EXISTING
Rear Elevation

Date: Feb 2007
Scale: 1:100 @ A3
Drawn:

0701C / Drwg / EP / 06



PLANNING
PLAN No. Arc/0241/07
DATE 05 NOV 2007

Revision: A: 17.10.07
Amendment to Windows on Elevation

Arch-i-texts
UK Ltd.
Architectural Imaging, Project Management & Design Consultants
17 Waldegrave Road, London, N8 0QA
Telephone : 0797 367 8189

Project: Luxor Building
Station Parade
South Street
BN15 8AA

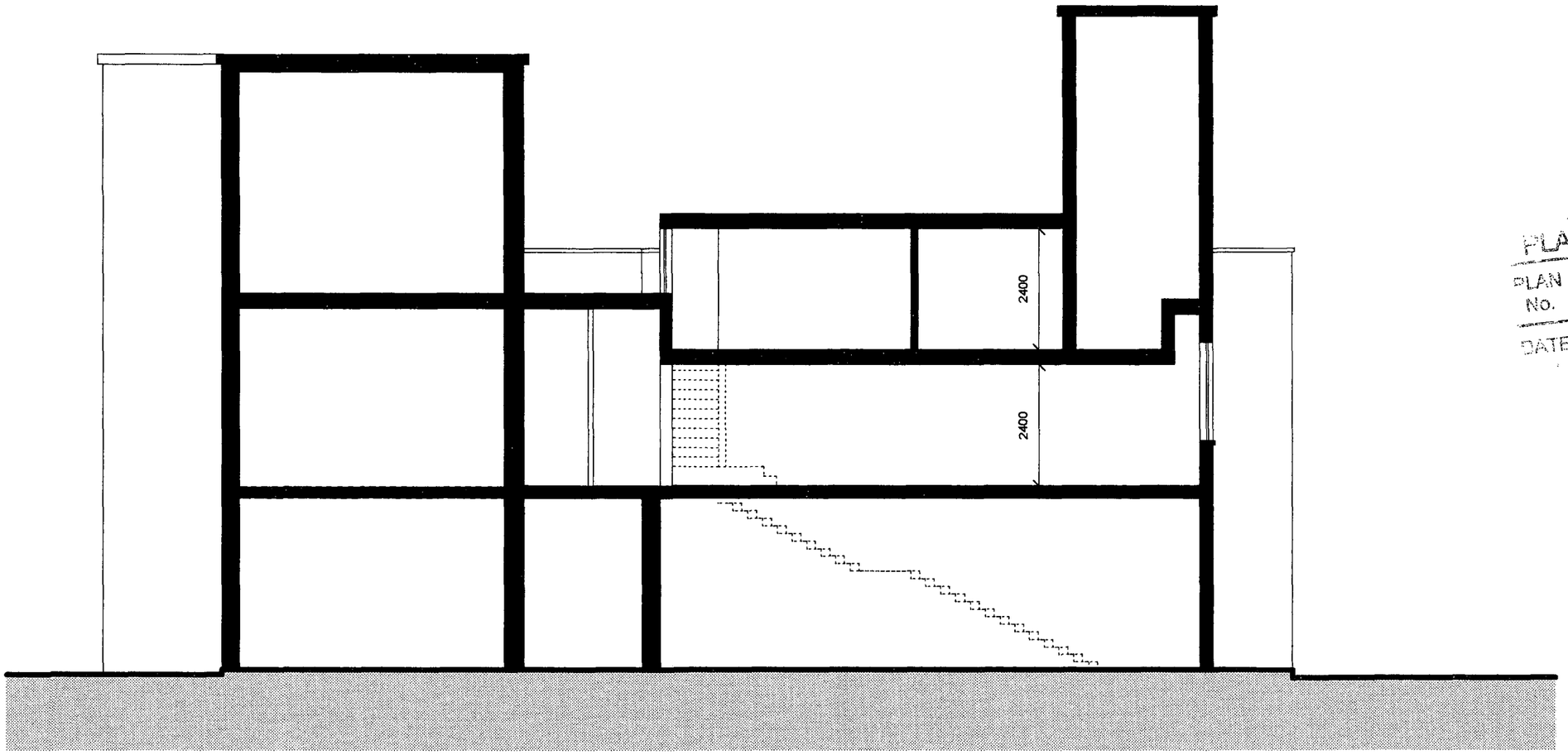
Clients:

Drawing: PROPOSED
Rear Elevation

Date: Feb 2007
Scale: 1:100 @ A3
Drawn:

0701C / Drwg / EP / 07

PROPOSED Rear Elevation



PLANNING
PLAN No. Arc/0241/07
DATE 05 NOV 2007

EXISTING Section A-A

Arch-i-texts
UK Ltd.
Architectural Imaging, Project Management & Design Consultants
17 Waldegrave Road, London, N8 0QA
Telephone : 0797 367 8189

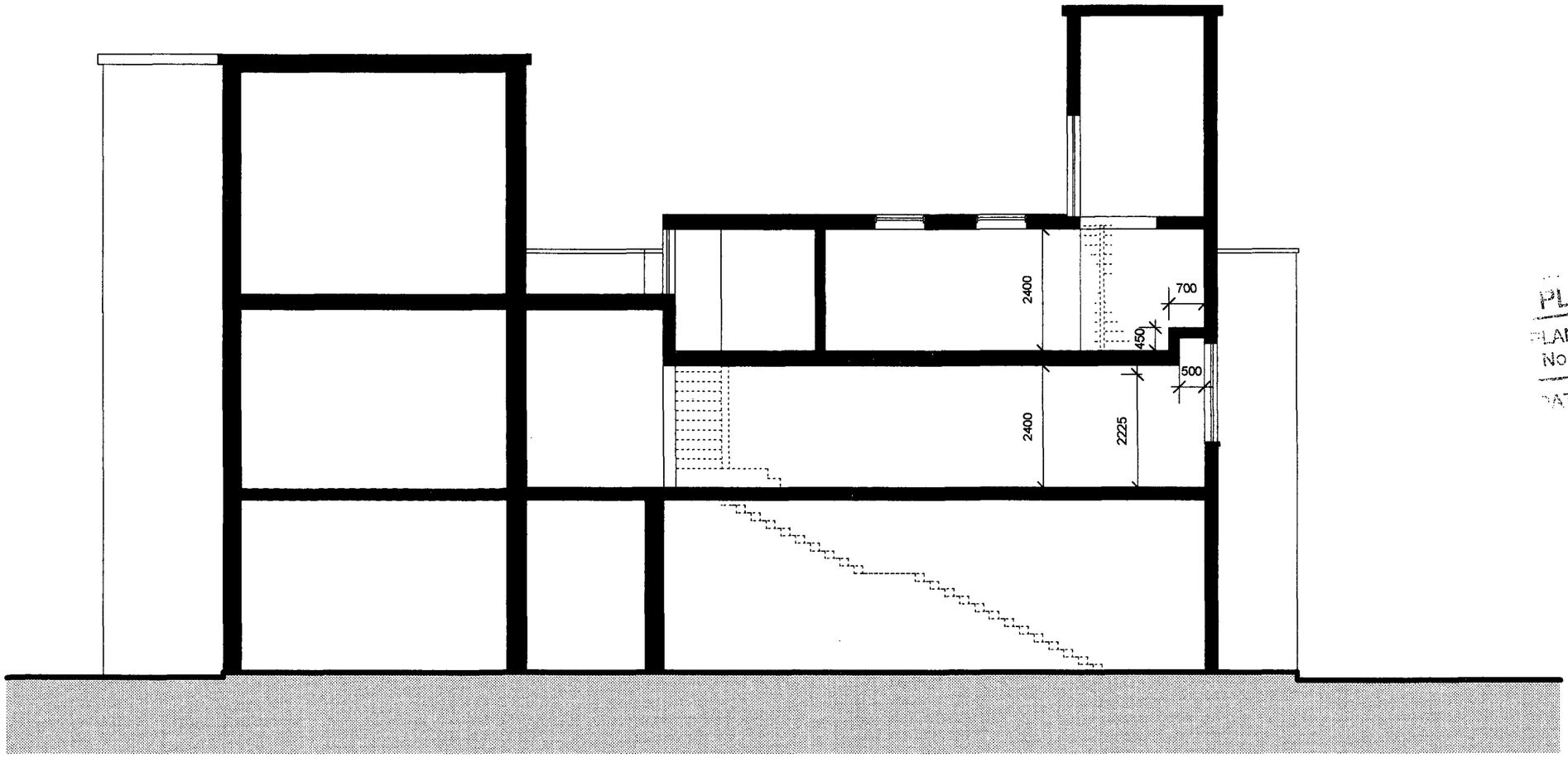
Project: Luxor Building
Station Parade
South Street
BN15 8AA

Clients:

Drawing: EXISTING
Section A-A

Date: Feb 2007
Scale: 1:100 @ A3
Drawn:

0701C / Drwg / EP / 08



PROPOSED Section A-A

PLANNING
PLAN No. Arc0241/07
DATE 05 NOV 2007

Revision: A: 17.10.07
Amendment to section

Arch-i-texts
UK Ltd.
Architectural Imaging, Project Management & Design Consultants
17 Waldegrave Road, London, N8 0QA
Telephone : 0797 367 8189

Project: Luxor Building
Station Parade
South Street
BN15 8AA

Clients:

Drawing: PROPOSED
Section A-A

Date: Oct. 2007
Scale: 1:100 @ A3
Drawn:

0701C / Drwg / EP / 09A