WORTHING BOROUGH COUNCIL

Mr David Hutchison
3 The Old Brewery
21b Warwick Road
Worthing
BN11 3ET
United Kingdom

LISTED BUILDING CONSENT

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

APPLICATION NUMBER: AWDM/0549/23

On behalf of: Mr Scott Watson

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:

Listed Building Consent for removal of old clay roof tiles, rafters and part trusses/purlins at single storey Stanhope Lodge Store and replacement with similar plain clay roof tiles, new rafters and repaired or replaced rotted trusses/purlins. Replacement of half round upvc gutter with powder coated aluminium gutter.

Stanhope Lodge Arundel Road Salvington Worthing

in accordance with the details specified in your Plan and Application No. AWDM/0549/23 submitted to the Council on 20/04/2023 and subject to due compliance with the conditions specified hereunder.

GPeck

Gary Peck
Planning Services Manager
26/10/2023

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
ELEVATIONS & SECTIONS EXISTING	0226_103 Rev A	20.10.2023
ELEVATIONS & SECTIONS PROPOSED	0226_105 Rev A	20.10.2023
REPLACEMENT ROOF SECTION PROPOSED	0226_203 Rev A	20.10.2023
EAVES DETAIL PROPOSED SHOWING EXISTING	0226_204 Rev A	20.10.2023
HERITAGE STATEMENT	REV A	20.10.2023
LOCATION PLAN	TQ 11011 05663	20.04.2023
LOCATION PLAN	1:1250	20.04.2023
SITE/BLOCK PLAN	0226_100	20.04.2023
GROUND FLOOR & ROOF PLANS EXISTING	0112_102	20.04.2023
GROUND FLOOR & ROOF PLANS PROPOSED	0112_104	20.04.2023
PHOTOS 1-4		20.04.2023
REPORT ON CONDITION OF EXTG BLDG PT.1	EXTG PLNS PHOTOS 11-17	25.09.2023
REPORT ON CONDITION OF EXTG BLDG	PRPSED PLNS PHOTOS 18-20	25.09.2023

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. Unless otherwise agreed in writing by the Local Planning Authority the replacement roof hereby granted consent shall be recovered where possible using clay tiles reclaimed from the existing roof supplemented as necessary with the handmade Brookhurst clay tile 'Restoration' by Sahtas UK Ltd.

Reason: *To preserve the historic character and appearance of the building in accordance with the NPPF and policy DM24 of the Worthing Local Plan.*

04. Prior to implementation, a specification detailing the dimensions, materials, colour(s) and external finishes of the (i) powder-coated metal half-round gutter, and (ii) replacement stone floor tile, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall only be carried out in accordance with the agreed details.

Reason: *To safeguard the historic character of the listed building having regard to policy DM24 of the Worthing Local Plan.*

05. Prior to implementation, drawings and sections at a scale not less than 1:5 detailing all waste pipe runs, kitchen extract vents/pipes and the detailed design, profile(s), materials and external finishes of the proposed replacement window and door to the rear (South) elevation of the Store shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall only be carried out in accordance with the agreed details.

Reason: *To safeguard the historic character of the listed building having regard to policy DM24 of the Worthing Local Plan.*

06. For the avoidance of doubt, the replacement part-vaulted ceiling hereby granted consent shall consist of lath and plaster.

Reason: *To safeguard the historic character of the listed building having regard to policy DM24 of the Worthing Local Plan.*

07. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect the remaining part of the listed building from collapse or structural damage.

Upon completion of the work for which listed building consent is hereby granted, any damage caused to the fabric of the building shall be made good within 2 months in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To preserve the building having regard to the National Planning Policy Framework and policy DM24 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0549/23

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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.