



PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

DECISION NOTICE

Application Ref: AB/119/11/L

1 To Addressee

St Ann's Gate Architects
St Ann's Gate
The Close
Salisbury
Wiltshire
SP1 2EB

2 Site Address

St Mary's Parish Hall
London Road
Arundel
BN18 9BA

3 Description of Development

Application for Listed Building Consent for alterations & refurbishment. Amendment to previous approval AB/24/11/L - internal layout change

4 In pursuance of their powers under this Act and the Regulations the Council GRANT Listed Building Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one month's notice of their intention to carry out the work to English Heritage, Brooklands, 24 Brooklands Avenue, Cambridge. CB2 2BU.

CONDITION 1 The works for which Listed Building 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 Building and Conservation Areas) Act 1990.

CONDITION 2 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

CONDITION 3 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 to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

CONDITION 4 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 to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

CONDITION 5 Within 3 months of the date of this permission a detailed plan outlining the layout proposed for the re-use of the stone flooring within the external areas of the site must be submitted to and approved by Local Planning Authority. The layout approved shall be carried out in accordance with the approved plans prior to the occupation and use of the site.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

CONDITION 6 The stone flooring which has been removed from the lower ground floor area shall not at any point be removed from the site and must be adequately protected during the course of the construction works on the site.

Reason: To ensure that features of merit are preserved for the future in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

CONDITION 7 Within 3 months of the works hereby approved to remove the stone flooring a building record must be lodged with West Sussex County Councils Historic Environment Records Office mapping the stone flooring. The record must include the assets location, a plan showing its relationship to the building, survey drawings, photographs and any further historical information that is available.

Reason: To ensure a record is made of the historic asset prior to its removal, in accordance with Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment'.

INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This listed building consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual amenity or the character of the area or the integrity of the listed wall and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA2

SOUTH EAST PLAN: BE6

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr P Cleveland

Date of Decision:

26th January 2012

Date Decision Issued:

26th January 2012



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO LISTING BUILDING AND CONSERVATION AREA
APPLICATIONS
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol BS16PN. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If the applicant is aggrieved by the decision of the local planning authority:-

- a) to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or
- b) to add new conditions consequential upon any such variation or discharge,

He may appeal to the Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate at the address referred to above. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the

public highway (including the placing of skips on highway land).