

DECISION NOTICE

Application Ref: AB/7/21/L

1 To Addressee

Everest 2020 Limited
Everest House
Sopers Road
Sopers Road
Cuffley
EN6 4SG

2 Site Address

Vyne Cottage
33 Mount Pleasant
Arundel
BN18 9BD

3 Description of Development

Listed building consent for the replacement of 12 No. windows & 1 No door.

4 In pursuance of their powers under this Act and Regulations the Council **REFUSE** to grant Listed Building Consent for the works as described in the application and plans for the reasons stated.

- 1 The windows (incorporating 28mm double glazed units along with the use of thermal spacers that increase perception of modern, standard windows and false glazing bars applied to the surface of the window are historically incorrect and aesthetically unconvincing) cause harm to the character and significance of the Grade II Listed Building and the designated Conservation Area in conflict with HER DM1 and HER DM3 of the Arun Local Plan and the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Miss K Welch

Decision Issued: **31st March 2021**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

APPEALS TO THE SECRETARY OF STATE

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or to grant consent subject to conditions, he may appeal to the Secretary of State in accordance with section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State 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.

PURCHASE NOTES

If listed building 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.

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).