ARUN DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
Application for Listed Building Consent for Alterations, Extension or Demolition of a Listed Building

DECISION NOTICE

Application Ref: BN/35/14/L

1 **To Addressee**

ADM Architects
Trinity
Strettington
Chichester
West Sussex
PO18 0LA

2 **Site Address**

Barnham Court Lodge
Church Lane

PO22 0BP

3 **Description of Development**

Application for listed building consent for the construction of rear single storey garden room extension.

4 In pursuance of their powers under this Act and the Regulations the Council **GRANT** Listed Building Consent 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 below.

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 months notice of their intention to carry out the work to English Heritage, Eastgate Court, 195-205 High Street, Guildford, GU1 3EH
Email: e-seast@english-heritage.org.uk

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.

2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 1474-01;
Block Plan as Existing 1474-02;
Ground Floor Plan as Existing 1474-05;
Ground Floor Plan as Existing 1474-06;
South West Elevation as Existing 1474-09;
North East Elevation as Existing 1474-08;
North West Elevation as Existing 1474-07;
Site Plan as Proposed 1474-04;
Block plan as Proposed 1474-03 Rev A;
Ground Floor Plan As Proposed 1474-10;
Ground Floor Plan As Proposed 1474-14;
South West Elevation As Proposed 1474-13;
North East Elevation as Proposed 1474-12;
North West Elevation as Proposed 1474-11;
North West Elevation as Proposed 1474-15;
North East Elevation as Proposed 1474-16; and
South West Elevation As Proposed 1474-17.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with the National Planning Policy Framework.

3 No development shall commence unless and until details of the construction and materials (including the glazing) of all new windows have been submitted to and approved by the Local Planning Authority and the new windows and frames shall be constructed in accordance with the approved details and retained thereafter.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with the National Planning Policy Framework.

4 No development shall be carried out until a schedule of materials has been submitted to, and sample panels of the external finishes (including the proposed texture, style, coursing and mortar ratio) have been constructed on the site, and approved by the Local Planning Authority and the materials and sample panels so approved shall be adhered to as the construction specfication for the conservatory extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with the National Planning Policy Framework.

Case Officer: Mr S Davis

Date of Decision: **12 November 2014**

Karl Roberts
Assistant Director Planning & Economic Regeneration

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

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 the date 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).

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