



# PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

## THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

### DECISION NOTICE

Application Ref: LU/192/07/L

#### 1 To Addressee

Bryceson Shaw Associates  
2 Wellesley Court  
Fitzalan Road  
Littlehampton  
West Sussex  
BN17 5JW

#### 2 Site Address

The New Inn  
5 Norfolk Road  
Littlehampton

#### 3 Description of Development

Application for Listed Building Consent for erection of smoking shelter in rear garden

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 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 policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

CONDITION 3 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 policies CH5 of the West Sussex Structure Plan, GEN7 and DEV10 of the Arun District Local Plan.

CONDITION 4 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external roof of the building hereby granted consent have been submitted to and approved by the Local Planning Authority and the materials and finishes so approved shall be used in the construction of that building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies LOC1, DEV1, CH4, CH5 of the West Sussex Structure Plan and GEN7, AREA2, DEV11 of the Arun District Local Plan.

CONDITION 5 The timber posts of the building hereby granted consent shall consist of oak and be built as such, unless written consent is granted by the Local Planning Authority otherwise.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies LOC1, DEV1, CH4, CH5 of the West Sussex Structure Plan and GEN7, AREA2, DEV11 of the Arun District Local Plan.

CONDITION 6 This permission relates to the plans as submitted and amended by substitute plans dated 06-07-2007.

Reason: For the avoidance of doubt.

**CONDITION 7 INFORMATIVE:**

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

**SUMMARY**

This Listed Building Consent is granted because it complies with the policies listed below in that the development would not materially affect the architectural or historic character or the setting of the Grade II Listed Building, or the established character and appearance of the Conservation Area, and there are no material considerations to indicate otherwise.

**RELEVANT POLICIES**

STRUCTURE PLAN: LOC1, DEV1, CH4, CH5

LOCAL PLAN: GEN7, AREA2, DEV10, DEV11

NATIONAL POLICIES: PPS1, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mr M Porter

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

**17th July 2007**



**Howard Cheadle DipTP MRTPI  
Head of Planning Services**

**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 First 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 Planning Inspectorate, Customer Support Unit, 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 First 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.