PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

DECISION NOTICE

Application Ref: LU/332/08/L

1 **To Addressee**

Mr P Grinyer
Philip Goacher Associates
122A Park House
Newland Road
Worthing
BN11 1LB

2 **Site Address**

The Old House
37 East Street
Littlehampton

3 **Description of Development**

Application for Listed Building Consent for various alterations to the property

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 Any new materials and finishes used in the reconstruction of the chimney hereby permitted shall match in colour and texture those of the existing chimney.

Reason: In the interests of amenity in accordance with policies DEV1,CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

CONDITION 4 Any replacement roof tiles shall match in colour and texture those of the existing roof.

Reason: In the interests of amenity in accordance with policies DEV1and CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

CONDITION 5 The materials and finishes of the replacement walling hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 and CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

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

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on character of the building or the appearance and character of the surrounding area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1,CH4,CH5

LOCAL PLAN: GEN7,AREA2

NATIONAL POLICIES: 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: Mrs A Gardner

Date of Decision: **4th February 2009**

Date Decision Issued: **4th February 2009**

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

ZJ Ellwood

Zachary Ellwood
Interim Head of Development Control

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.

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).