Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Application for Listed Building Consent for Alterations, Extension or Demolition of a Listed Building

DECISION NOTICE

Application Ref: P/112/23/L

1 **To Addressee**

Bayside Architectural Design Ltd
19 Pyrford Close
Bognor Regis
PO21 3NL

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2 **Site Address**

Little Welbourne
Church Lane
Pagham
PO21 4NX

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3 **Description of Development**

Listed building consent for the demolition and rebuilding of part of southern front garden flint wall, replacement of timber pedestrian gate and repairs to eastern front garden wall facing Church Lane and adjacent to existing vehicle gate.

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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 Historic England, London and South East Regional Office, 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA Email: londonseast@HistoricEngland.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 works hereby consented shall be carried out in accordance with the following approved plans:

- LOCATION AND BLOCK PLANS PL-20
- PROPOSED BOUNDARY WALL ELEVATIONS PL-23
- BLOCK PLAN PL-21

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1.

3 No works to the wall shall take place until a 1 square metre sample panel of flintwork and brick work has been constructed on the site. This sample will be inspected by the Local Planning Authority's Conservation Officer and photographic evidence of the sample panel along with details of the mortar mix will be submitted to and approved in writing by the Local Planning Authority (via the relevant application). Once approved, the work can proceed and the details so approved will be used within the construction.

Reason: To preserve the appearance and special character of the building for the future in accordance HER SP1/HER DM1 of the Arun Local Plan and the NPPF.

4 Details of the replacement gate, including the design/appearance and finish (including colour if relevant), shall be provided to and approved in writing by the local planning authority prior to installation.

Reason: To preserve the appearance and special character of the building for the future in accordance HER SP1/HER DM1 of the Arun Local Plan and the NPPF.

5 At all times during the progress of the work hereby consented, 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 HER DM1 of the Arun Local Plan and the NPPF.

6 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 Arun Local Plan policy HER DM1 and the NPPF.

7 The reconstruction of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must strictly be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.

Neil Crowther
Group Head of Planning

Case Officer: Hebe Smith Arun District Council

Decision Issued: 20th November 2023

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).