



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

**DECISION NOTICE**

**Application Ref: R/33/09/L**

**1 To Addressee**

Mr R Brown  
4 Norfolk Place  
Littlehampton  
West Sussex  
BN17 5PD

**2 Site Address**

The Coach House  
81 The Street  
Rustington

**3 Description of Development**

Application for Listed Building Consent for demolition of existing single storey rear extension, erection of new two storey rear extension to provide additional residential accommodation.

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

REASON 1 By reason of its scale, form and design, the proposed development would change the typology of the original building resulting in a dominant and unacceptable impact on the character and appearance of this Grade II Listed Building that would be harmful to its historic, architectural integrity. The proposal therefore conflicts with policy CH5 of the West Sussex Structure Plan, policies GEN7 and DEV19 of the Arun District Local Plan and to advice from central government contained in Planning Policy Guidance Note 15 (PPG15) 'Planning and the Historic Environment'.

INFORMATIVE:

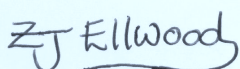
INFORMATIVE: This application sought Listed Building Consent only. However, from the submitted drawings it would appear that an application for planning permission is also required for the proposed development.

Case Officer: Mrs A Gardner

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

**Date of Decision: 14th April 2009**

**Date Decision Issued: 14th April 2009**



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).

