



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

**DECISION NOTICE**

**Application Ref: Y/64/07/L**

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**1 To Addressee**

Mr K N Littlefield  
 28 The Avenue  
 Hambrook  
 Chichester  
 West Sussex  
 PO18 8TY

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**2 Site Address**

4 Laburnum Cottages  
 Main Road  
 Yapton

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**3 Description of Development**

Application for Listed Building Consent for the erection of a side extension to provide enlarged kitchen.

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**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      The extension would represent an incongruous addition to a principal elevation of the Listed Building to the detriment of the special architectural and historic interest of that Listed Building, and adversely affect the character and appearance of the Conservation Area. It would therefore conflict with policies DEV1, CH1, and CH5 of the West Sussex Structure Plan, and AREA2, DEV10 and DEV12 of the Arun District Local Plan.

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

Case Officer: Mr M Porter

**17th September 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.