

Application No: **220336**

The Clubhouse
50 Grosvenor Hill
London
W1K 3QT

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

REFUSAL OF LISTED BUILDING CONSENT

Location: Flat 1, Lathom House, 4 Howard Square, Eastbourne
Proposal: Retrospective application for the replacement of the external frontand rear doors (planning permission under 220343)
Decision Date: 27 September 2022

In pursuance of its powers under the above Act, and all other powers, the Council as Local Planning Authority hereby **refuses** for the works decribed in the application specified above.

The reason/s for the Council's decision to refuse Listed Building Consent for the works are:-

REASONS FOR REFUSAL

- 1) The proposed development would, by reason of its design, appearance and materials, would fail to preserve the character and appearance of the GRADE II Listed Building and Conservation Area and would be detrimental to its significance as a designated heritage asset, contrary to policies D10 (Historic Environment) and D10a (Design) of the Eastbourne Core Strategy 2013, saved policies UHT1 (Design of New Development) and UHT15 (Protection of Conservation Areas) of the Eastbourne Borough Plan 2003 and paragraphs 130 and 197 of the NPPF.



Leigh Palmer
Head of Planning

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, they may appeal to the 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. The Secretary of State has 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.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

- (2) If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, 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, or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) 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.
- (3) 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.