

Only figured dimensions are to be used. All dimensions to be checked on site.
 Please note: Refer to 'type' of drawing below; planning drawings should only be treated as such.

Notes



+LP Location plan - scale 1:1250 at A1
 Scale in Metres



+BP Existing block plan - scale 1:300 at A1
 Scale in Metres



APPLICATION FOR DETAILED
 PLANNING CONSENT

A 146334 Car park boundary extension

REVISION



Liam Russell Architects
 ARCHITECTURE AND INTERIORS

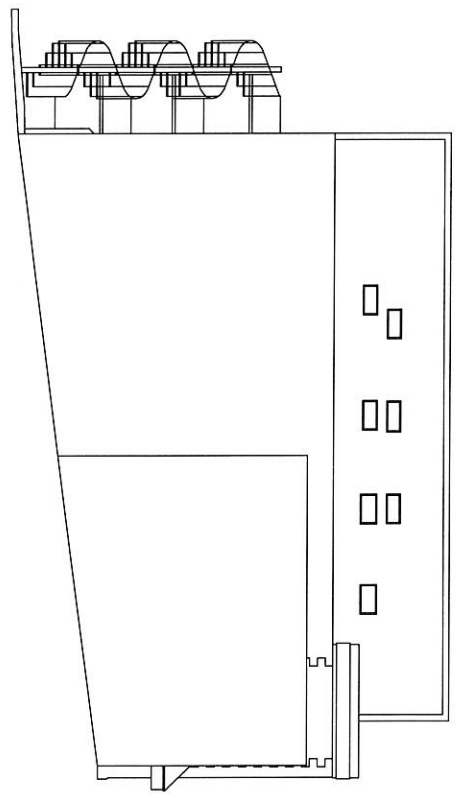
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JOB #	DRAWN
THE REGENT CENTRE THE BROADWAY CROSBOROUGH TNS & SA	ISA
CLIENT	DATE
FELEREAL TRAILLUM	12/16
DRAWING LOCATION & BLOCK PLANS	SCALE 1:30000 @ A1 1:3000 @ A2
	REVISION A
	NUMBER 001/0001

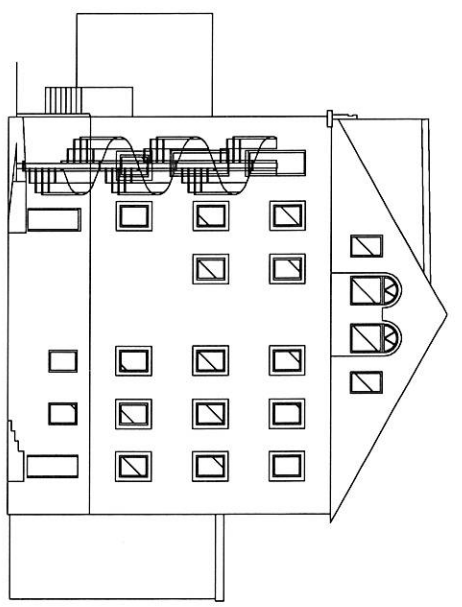
DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS COPYRIGHT ©

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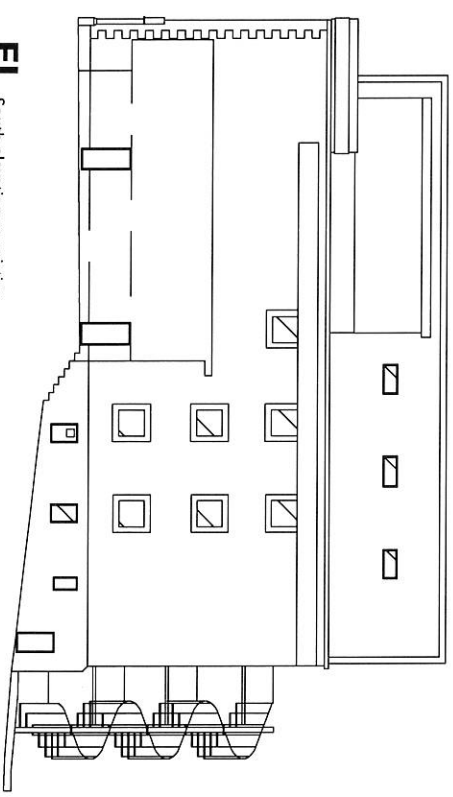
Notes



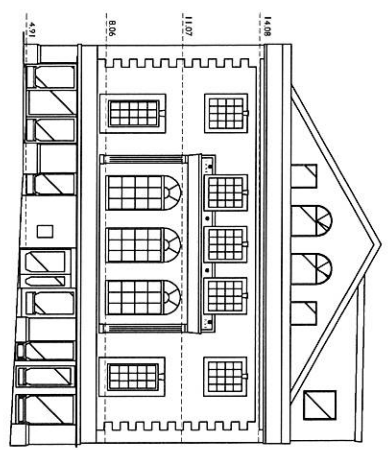
EL North elevation as existing - scale 1:100 @ A1



EL East elevation as existing - scale 1:100 @ A1



EL South elevation as existing - scale 1:100 @ A1



EL West elevation as existing - scale 1:100 @ A1

APPLICATION FOR DETAILED
 PLANNING CONSENT

REVISION



Liam Russell Architects

Architecture and development

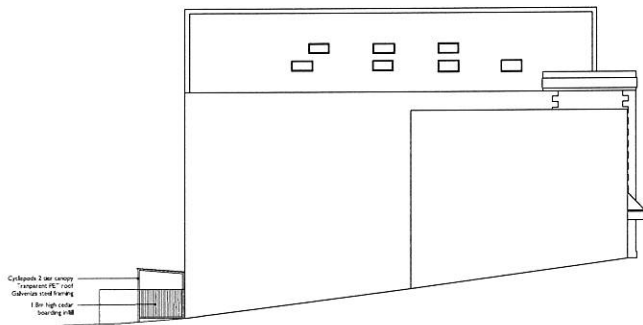
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JOB	CHECKED
THE REGENT CENTRE	LRA
RENOVATION AND	DRAWN
DEMOLITION THE IDA	HC
CLIENT	DATE
TELFERAL TRILLIUM	04/11
SCALE	SCALE
1:100 @ A1	1:100 @ A1
1:200 @ A1	INTERIOR
DRAWING	NUMBER
EXISTING	14/04/2020
ELEVATIONS	

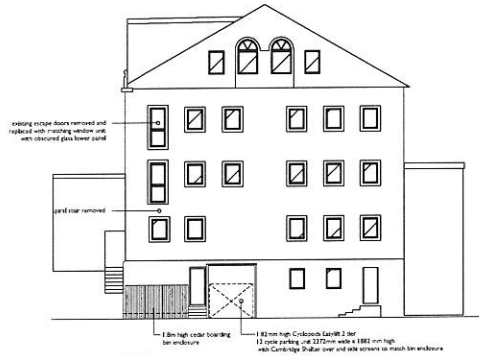
DO NOT SCALE FROM THE DRAWING. THIS DRAWING IS CONTROLLED

Only figured dimensions are to be used. All dimensions to be checked on site.
 Please note: Refer to type of drawing below; planning drawings should only be created as such.

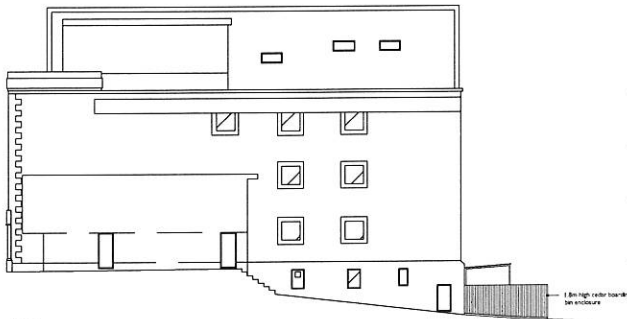
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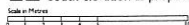
EL North elevation as proposed - scale 1:100 @ A1



EL East elevation as proposed - scale 1:100 @ A1



EL South elevation as proposed - scale 1:100 @ A1



EL West elevation as proposed - scale 1:100 @ A1

APPLICATION FOR DETAILED PLANNING CONSENT
 A 246237 Parties of roof window or sash (shown in red)

REVISION



Liam Russell Architects
 architecture and development

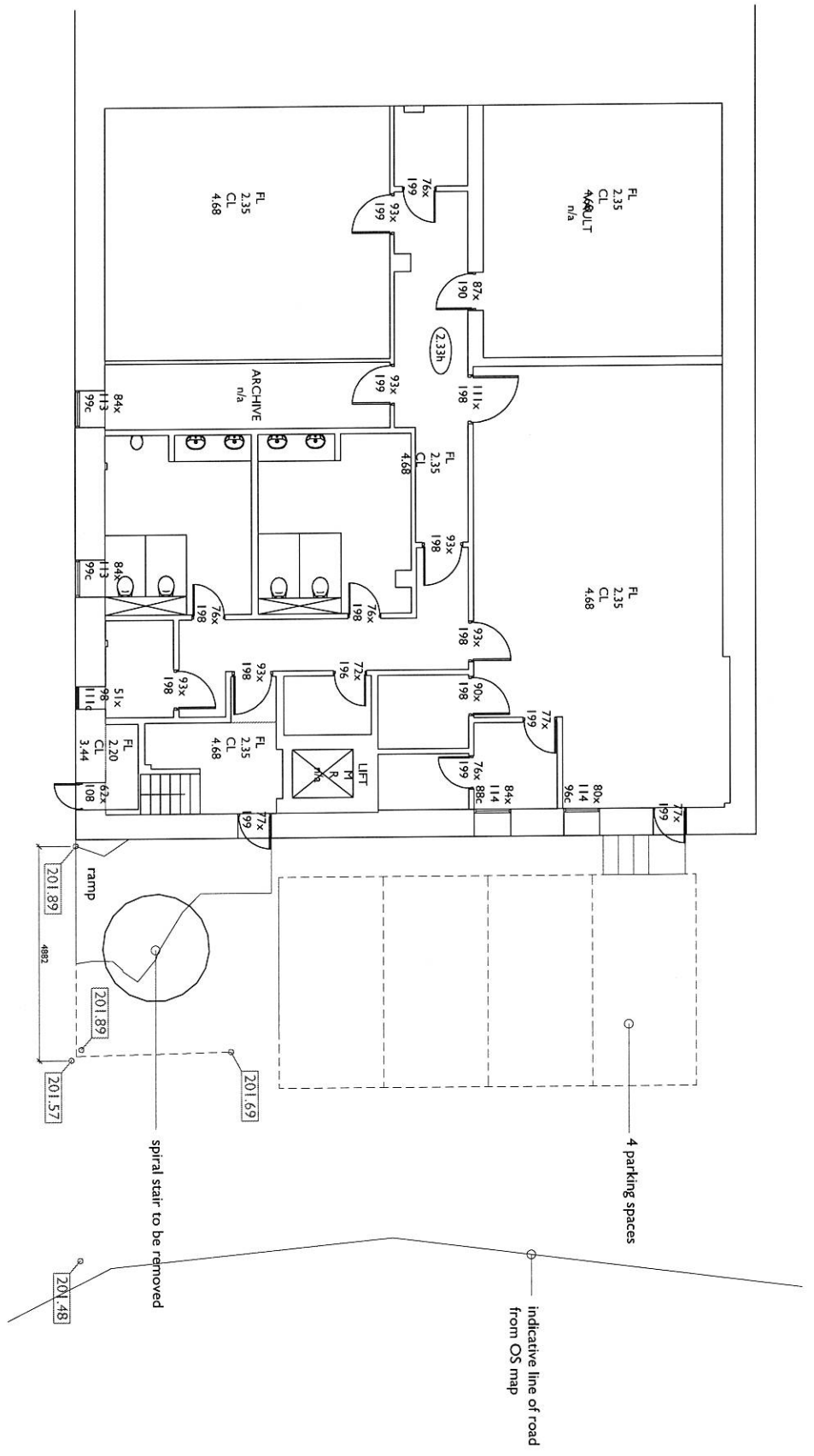
<small>© Liam Russell Architects 2016. All rights reserved. This drawing is the property of Liam Russell Architects and is not to be reproduced without written permission.</small>	
JOB	CHANGING
THE REGENT CENTRE THE BRIDGEWAY CROWBOROUGH, THE SDA	SHARPE PC
CLIENT	SHARPE
FELEREAU TALLIUM	19/16
	04/17
	1/22 @ A1
	1/22 @ A2
DRAWING PROPOSED ELEVATIONS	4/16/2024
	14/02/24
	16/04/2024

DO NOT SCALE FROM THIS DRAWING - ALL DIMENSIONS TO BE CHECKED ON SITE

Only figured dimensions are to be used. All dimensions to be checked on site.

Please note: Refer to type of drawing below: planning drawings should only be created as such.

Notes



-01 Existing lower ground floor & forecourt plan - scale 1:50
 0 1 2 3 4 5 6 7 8 9 10
 10m
 1:50



APPLICATION FOR DETAILED PLANNING FOR CONSENT

A 2024/17 Level 1 lower ground parking ramp added

REVISION



Liam Russell Architects
 Architects and Interior Designers
 100, The Quadrant, Brighton, BN1 1QJ, UK
 Tel: 01273 209500 Fax: 01273 209501
 Email: info@liamrussellarchitects.co.uk

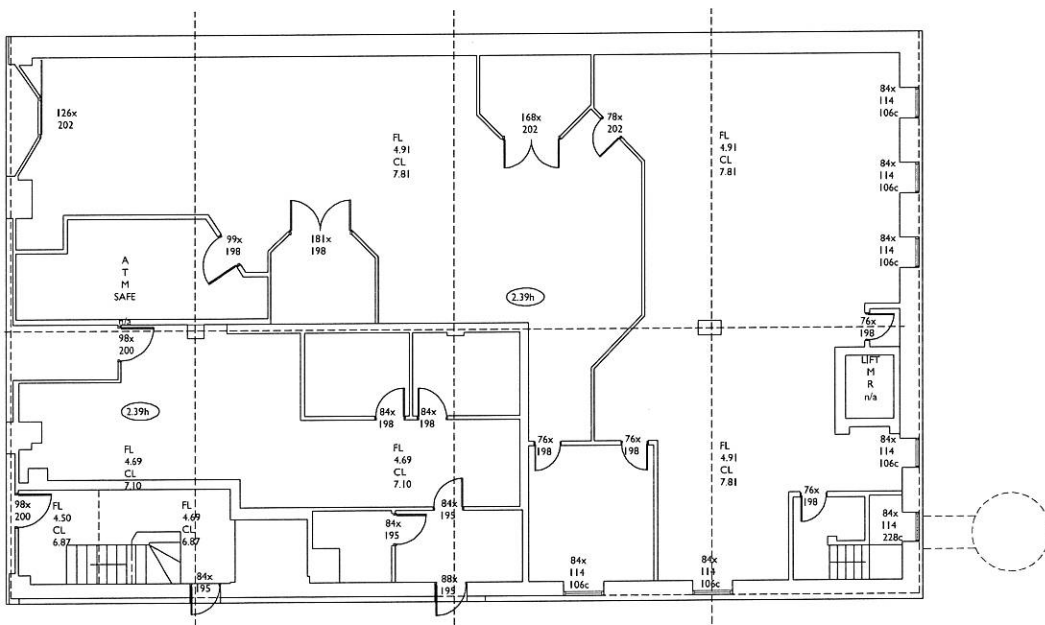
JOB	THE BRIGHT CENTRE THE BROADWAY CROMWELL ROAD BRIGHTON BN1 3QJ
CHECKED	BAJ
DRAWN	MC
CLIENT	TELEFAL TRILLIUM

DATE	
SCALE	1:100
RESPONSE	A
NUMBER	1/1

DRAWING	EXISTING LOWER GROUND PLAN & FORECOURT
DATE	11/06/2024
SCALE	1:100
RESPONSE	A
NUMBER	1/1

Only figured dimensions are to be used. All dimensions to be checked on site.
Please note: Refer to type of drawing below; planning drawings should only be created as such.

Notes



+00 Existing ground floor plan - scale 1:50 at A1
Scale in Meters



APPLICATION FOR DETAILED
PLANNING CONSENT

A 240217 - existing floor using client

REVISION

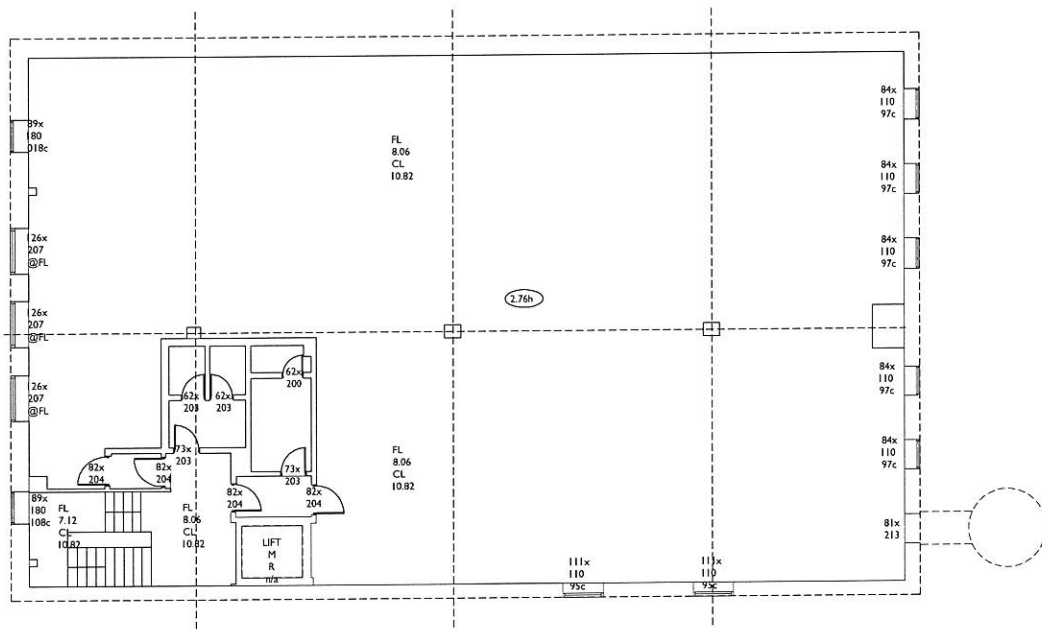
Liam Russell Architects
Architects and Interior Designers

JOB	CHECKED
THE REGENT CENTRE THE BROADWAY CROOKNOUGH TNS IDA	LIA DRAFTER P.C.
CLIENT	DWTS SEAN
TELEREAL TRELLIUM	SCHIT LIZ BAI LIZ BAI
DRAWING	REVISION
EXISTING GROUND FLOOR PLAN	DATE 24/02/17

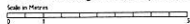
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Notes



+00 Existing first floor plan - scale 1:50 at A1



APPLICATION FOR DETAILED
 PLANNING CONSENT

A (INSERT) (insert window removed)

REVISION



Liam Russell Architects
 (INCORPORATED IN IRELAND)

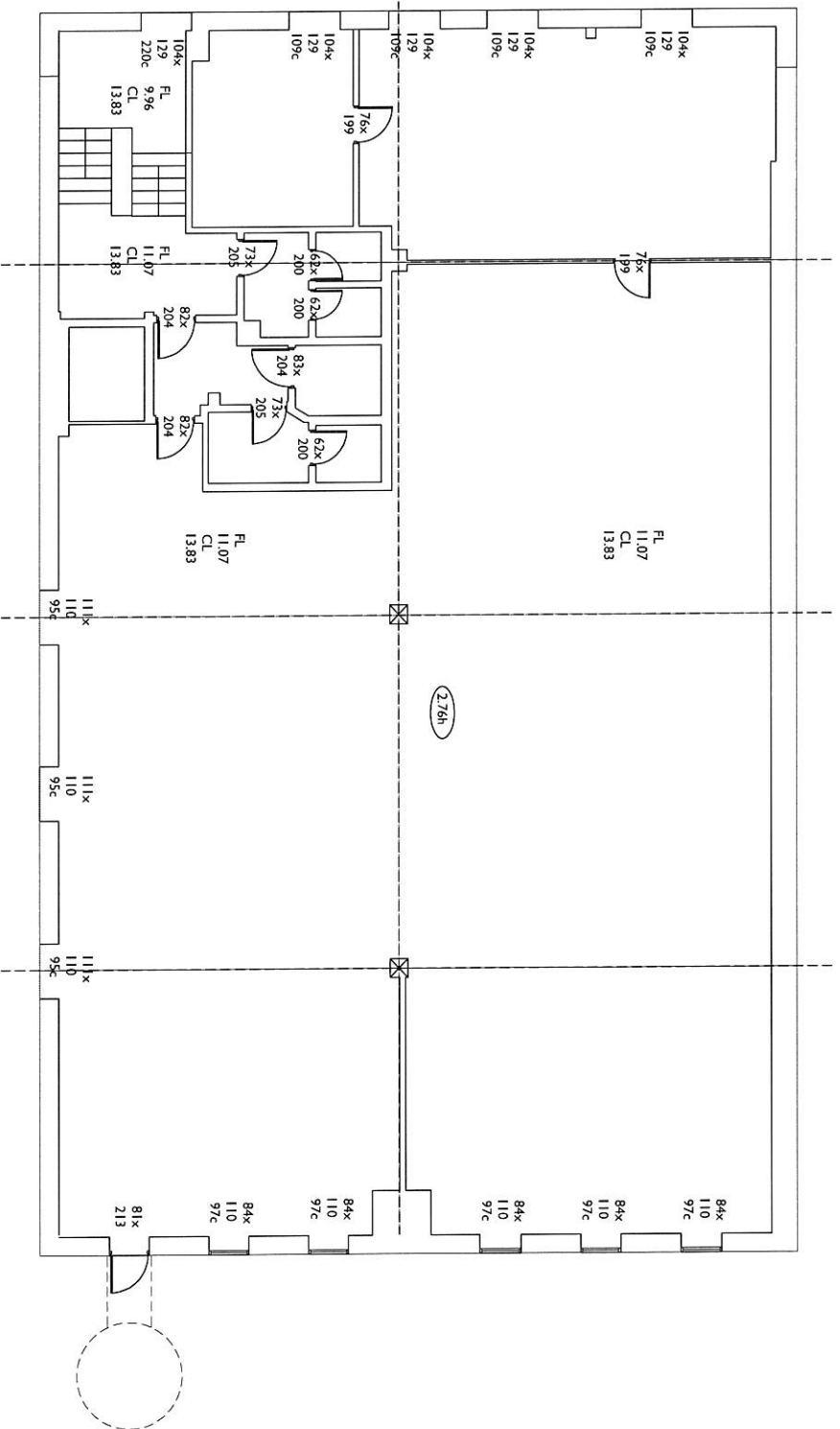
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JOB	CHECKED
THE REGENT CENTRE THE BROADWAY CROYSBROUGH THE BDA	ISA DAWNA HC
CLIENT	SKIT SEW
TELEREAL TRILLIUM	SCALE
DRAWING	DATE OF ISSUE
EXISTING FIRST FLOOR PLAN	NUMBER
	DATE/ISSUE

DO NOT SCALE FROM THIS DRAWING - THIS DRAWING IS COPYRIGHT ©

Only fixed dimensions are to be used. All dimensions to be checked on site. Please note Refer to 'Spec of drawing below: planning drawings should only be treated as such.

Notes



+02 Existing second floor plan - scale 1:50 (A1)



APPLICATION FOR DETAILED PLANNING FOR CONSENT

REVISION

Liam Russell Architects

Architects and developers

JOB
THE REGENT CENTRE
CROMWELL ROAD THA IDA

CLIENT
TELEREAL TRILLIUM

DRAWING
EXISTING SECOND FLOOR PLAN

DO NOT SCALE FROM THE DRAWING - THE DIMENSIONS GOVERN

NO.	DESCRIPTION	DATE	BY	CHKD

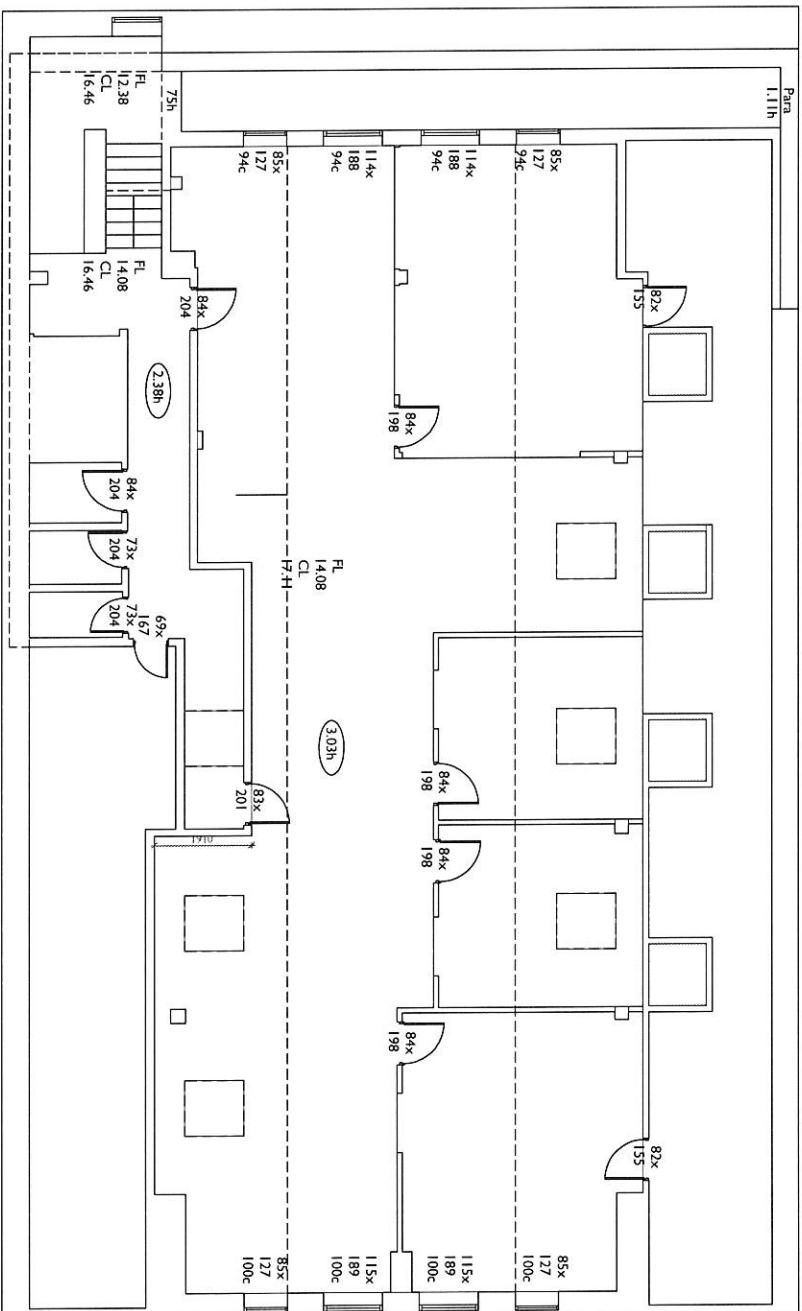
NO.	DESCRIPTION	DATE	BY	CHKD

NO.	DESCRIPTION	DATE	BY	CHKD

NO.	DESCRIPTION	DATE	BY	CHKD

Only figured dimensions are to be used. All dimensions to be checked on site.
Please note: Refer to 'Type of drawing below: planning drawings should only be treated as such.

Notes



+02 Existing second floor plan - scale 1:50 (1:A1)



APPLICATION FOR DETAILED PLANNING FOR CONSENT

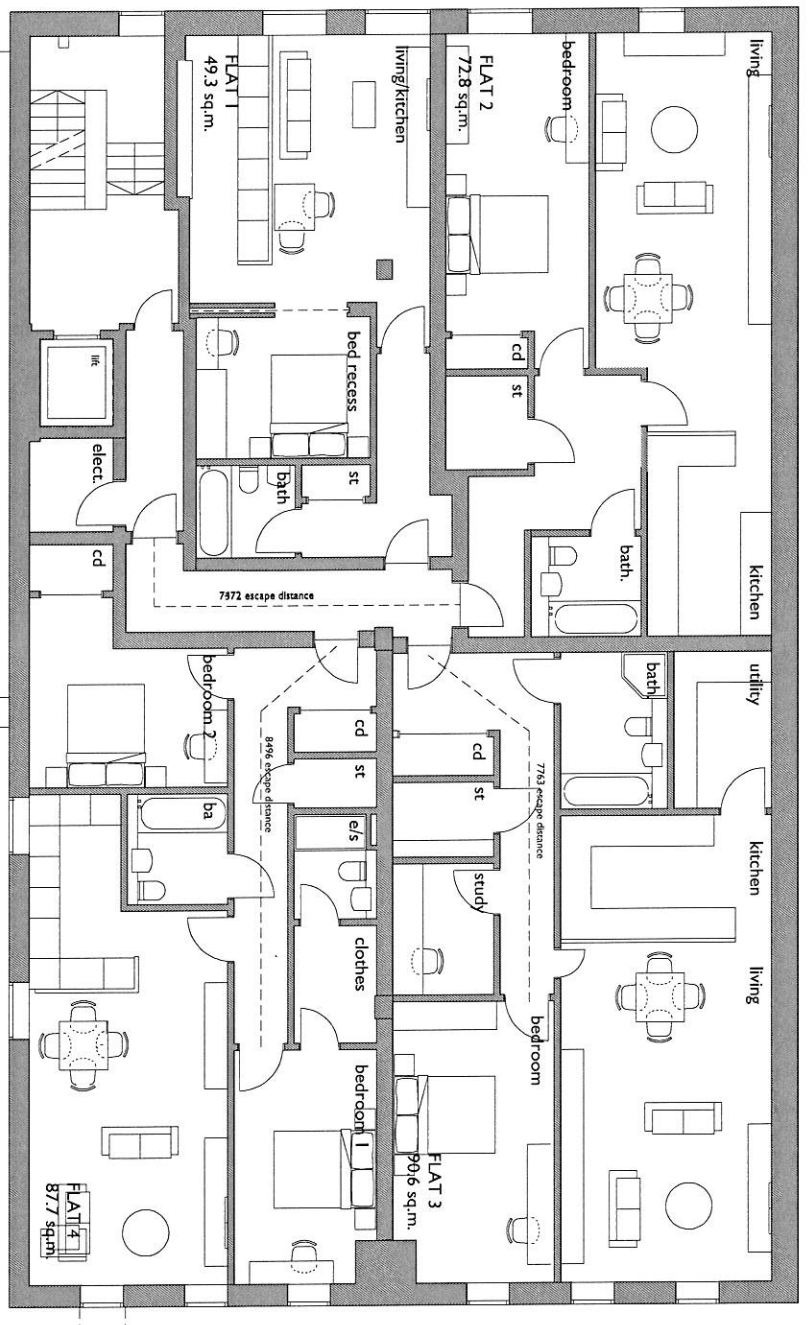
REVISION

Liam Russell Architects
Architectural and Development

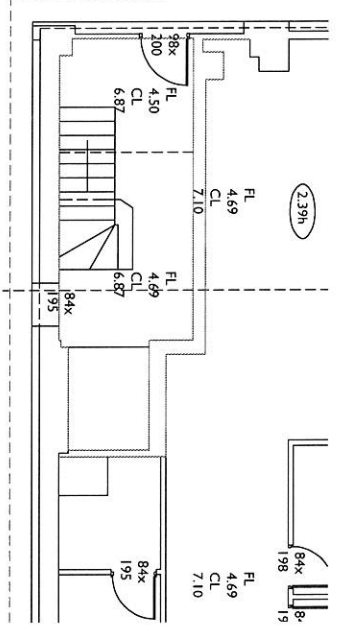
JOB	CHICAGO
THE BEGGAN CENTER 1515 WEST WASHINGTON ST CHICAGO, ILL. 60607-4512	IMA
DRAWN HC	DATE 02/18
CLIENT TELEREAL TRILLIUM	SCALE 1/8" (8/32") 1/32" (8/64")
DRAWING EXISTING THIRD FLOOR PLAN	REVISION
	NUMBER
	DATE

Only overall dimensions are to be used. All dimensions to be checked on site.
 Please note: Refer to 'type' of drawing below; planning drawings should only be treated as such.

Note



+01 Proposed first floor plan - scale 1:50 n.r.A1
 Scale in Metres

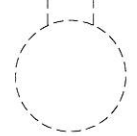


Existing ground floor entrance - Scale 1:50 n.r.A1

SCHEDULE OF ACCOMMODATION

Flat 1	Studio	49.3 sq.m.
Flat 2	1 Bed	72.8 sq.m.
Flat 3	1 Bed	90.6 sq.m.
Flat 4	2 Bed	87.7 sq.m.
Flat 5	Studio	49.3 sq.m.
Flat 6	1 Bed	73.3 sq.m.
Flat 7	1 Bed	90.6 sq.m.
Flat 8	2 Bed	87.7 sq.m.
Flat 9	2 Bed	76.2 sq.m. (above 1.5m height)
Flat 10	3 Bed	113.0 sq.m. (above 1.5m height)

note:
 escape stair removed



APPLICATION FOR DETAILED PLANNING FOR CONSENT

REVISION



Liam Russell Architects
 Architects and Designers

JOB
 THE ROYAL CANINE CROMWELL ROAD
 CROMWELL ROAD TRADING

CLIENT
 TELLERAT TRILLIUM

DATE
 02/16

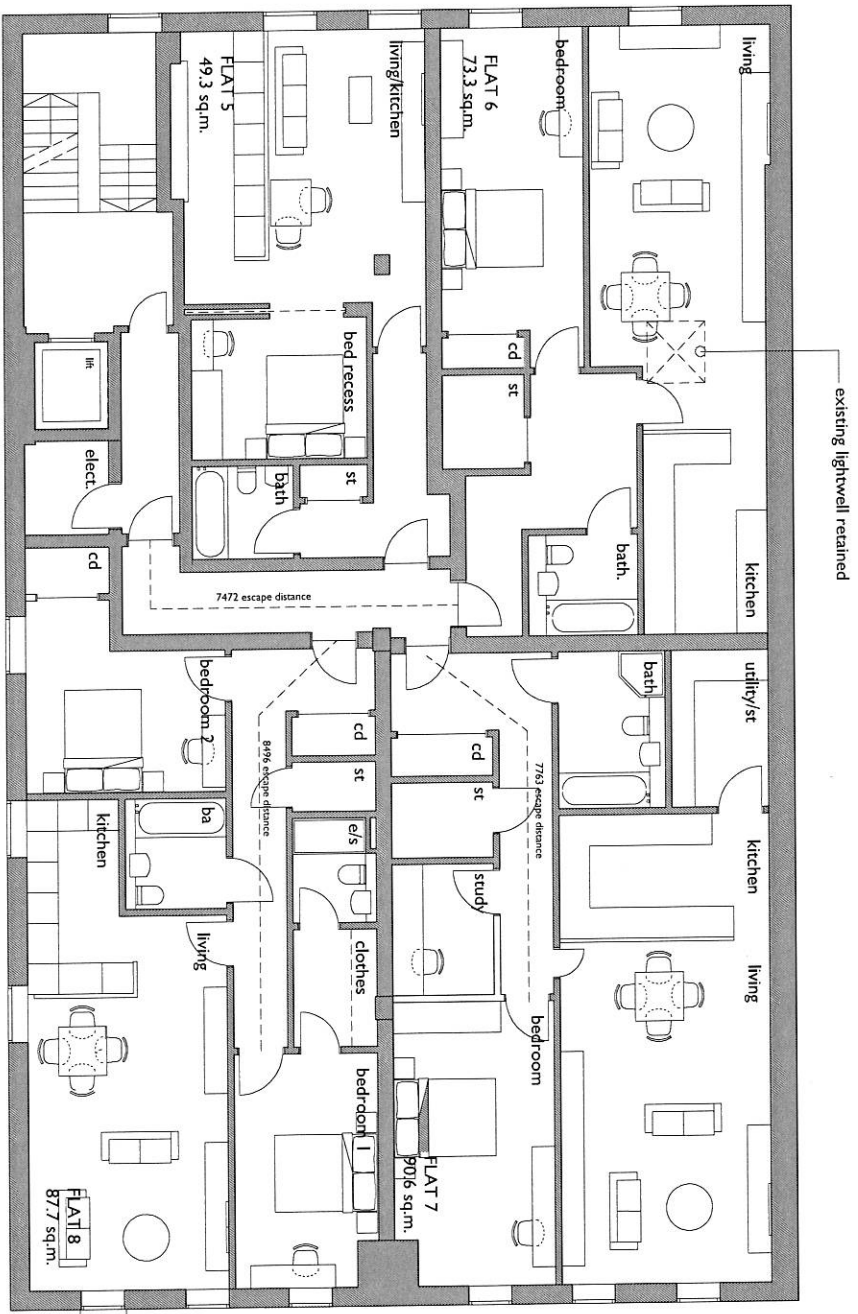
SCALE
 1:50 (n.r.A1)

DRAWING
 PLANNING FOR DETAILED PLANNING FOR CONSENT

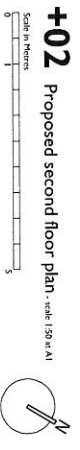
09/10/2016 SCALE: 1:50 (n.r.A1) THE DRAWING IS UNAPPROVED

Only figured dimensions are to be used. All dimensions to be checked on site.
 Please note: Refer to 'type' of drawing below: planning drawings should only be treated as such.

Note:



note:
 escape stair removed



SCHEDULE OF ACCOMMODATION

- Flat 1 Studio 49.3 sqm.
- Flat 2 1 Bed 72.8 sqm.
- Flat 3 1 Bed 90.9 sqm.
- Flat 4 2 Bed 87.7 sqm.
- Flat 5 Studio 49.3 sqm.
- Flat 6 1 Bed 73.3 sqm.
- Flat 7 1 Bed 90.6 sqm.
- Flat 8 2 Bed 87.7 sqm.
- Flat 9 2 Bed 76.2 sqm. (above 1.5m height)
- Flat 10 3 Bed 113.0 sqm. (above 1.5m height)

APPLICATION FOR DETAILED PLANNING FOR CONSENT

REVISION

Liam Russell Architects

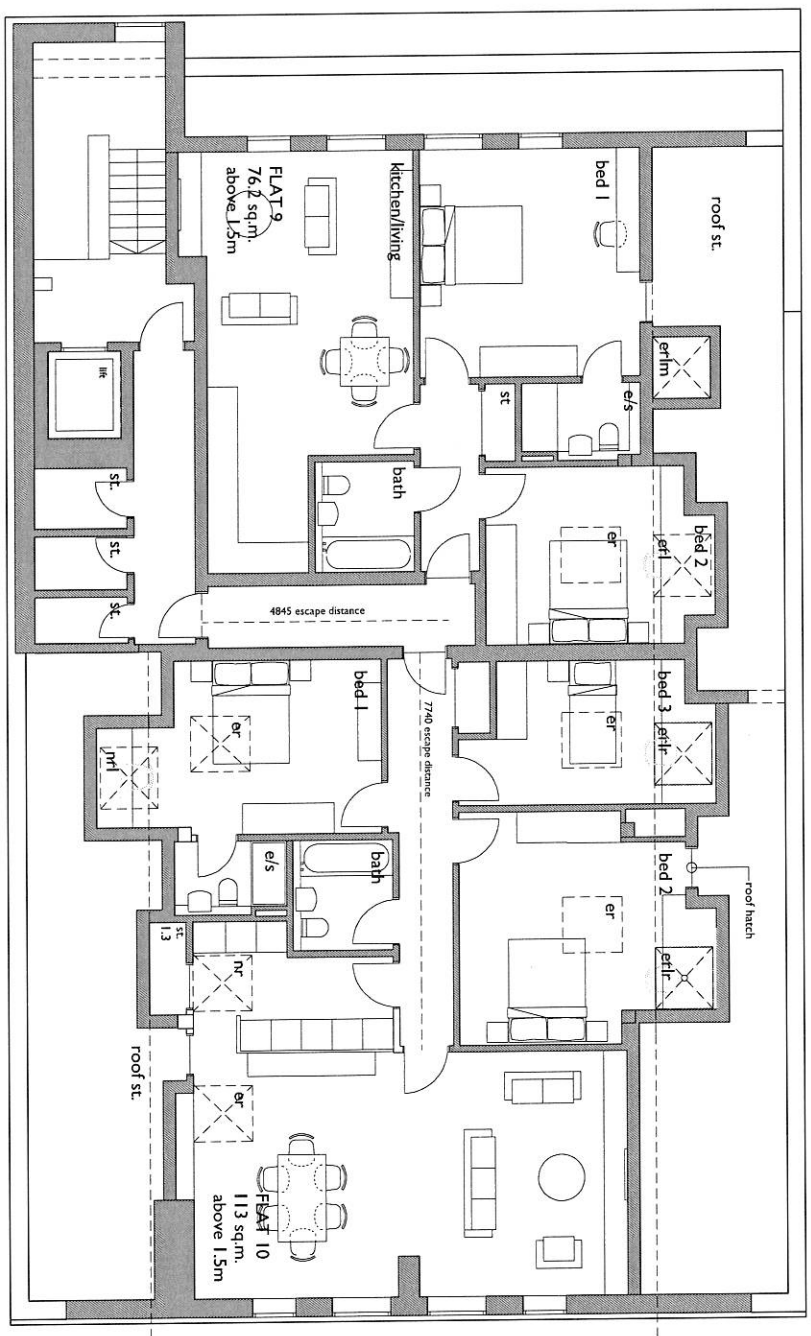


Architects and Development

JOB	CHICAGO
THE REGENT CENTRE	EA
THE BROADWAY	DRAWN
CROWNSHOLD THE IDA	HC
CLIENT	DATE
TELEFAL TRILLIUM	2018
SCALE	SCALE
1:100 (A1)	1:100 (A1)
1:500 (B/A)	1:500 (B/A)
DRAWING	REVISION
PROPOSED SECOND FLOOR PLAN	
NUMBER	NUMBER
1442A/01	1442A/01

DO NOT SCALE FROM THIS DRAWING. THE DRAWING IS CONSENT F.

Only figured dimensions are to be used. All dimensions to be checked on site.
 Please note: Refer to 'type' of drawing below: planning drawings should only be treated as such.
 Notes



- rooflight references:
- existing rooflight
 - existing rooflight with lightwell removed
 - existing rooflight with lightwell maintained
 - new rooflight

+03 Proposed third floor plan - scale 1:50 A1
 Scale in Meters

SCHEDULE OF ACCOMMODATION

Flat 1 Studio	49.3 sq.m.
Flat 2 1 Bed	72.8 sq.m.
Flat 3 1 Bed	90.6 sq.m.
Flat 4 2 Bed	87.7 sq.m.
Flat 5 Studio	49.3 sq.m.
Flat 6 1 Bed	73.3 sq.m.
Flat 7 1 Bed	90.6 sq.m.
Flat 8 2 Bed	87.7 sq.m. (above 1.5m height)
Flat 9 2 Bed	76.2 sq.m. (above 1.5m height)
Flat 10 3 Bed	113.0 sq.m. (above 1.5m height)

APPLICATION FOR DETAILED
 PLANNING CONSENT

REVISION

Liam Russell Architects

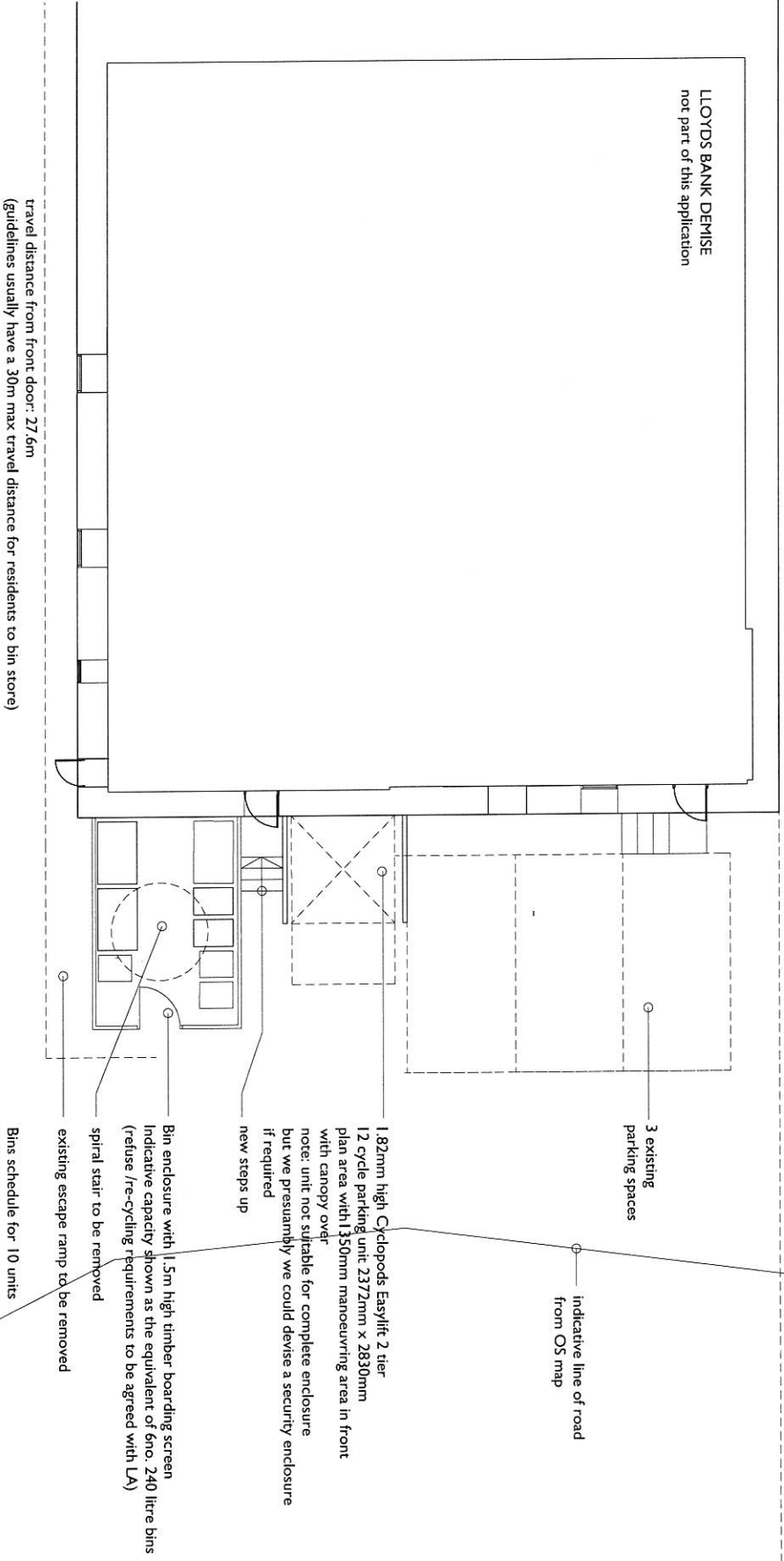
11-12, The Arcade, 100 Broadway, London, EC2M 2DF, UK
 Tel: +44 (0)20 7463 2300
 Email: info@liamrussellarchitects.com

JOB	THE ARCADE CENTRE THE BROADWAY CROWNSHOLD TND IA
CHECKED	IAA
DRAWN	MC
DATE	01/11
CLIENT	TELEFEAL TRILLIUM
SCALE	1:50 (A1)
NUMBER	0
REVISION	
DATE	
SCALE	1:50 (A1)
NUMBER	
REVISION	
DATE	

DRAWING: PROPOSED THIRD FLOOR PLAN
 DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS COPYRIGHT ©

Only Revised dimensions are to be used. All dimensions to be checked on site.
Please note: Refer to 'type' of drawing below; planning drawings should only be treated as such.

Notes



-01 Forecourt plan · scale 1:50 at A1



- 3 existing parking spaces
- indicative line of road from OS map
- 1.82m high CycloPods Easylift 2 tier 12 cycle parking unit 2372mm x 2830mm plan area with 1350mm manoeuvring area in front with canopy over
- note: unit not suitable for complete enclosure but we presumably we could devise a security enclosure if required
- new steps up
- Bin enclosure with 1.5m high timber boarding screen
- Indicative capacity shown as the equivalent of 6no. 240 litre bins (refuse /re-cycling requirements to be agreed with LA)
- spiral stair to be removed
- existing escape ramp to be removed
- Bins schedule for 10 units
- Refuse:
 - 1 no. 1100 litre
 - 2 no. 360 Litre
- Re-cycling
 - 2 no. 1100 litre
 - 1no. 240 litre
- Glass
 - 2 no. 240 litre

APPLICATION FOR DETAILED PLANNING CONSENT

REVISION



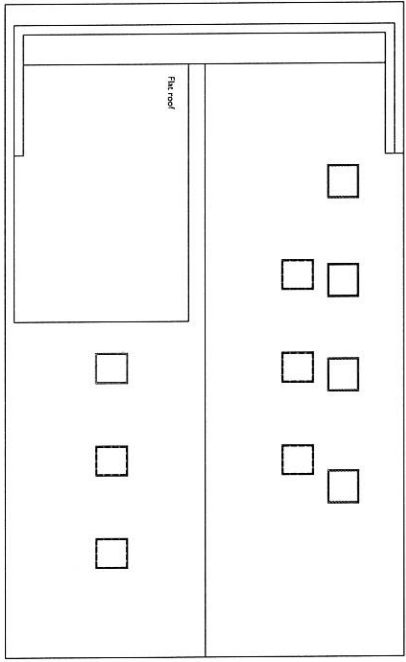
Liam Russell Architects
Architecture & Development

11, The Quadrant, London, SE1 1TL, UK
Tel: 020 7463 2300 Fax: 020 7463 2301
www.liamrussellarchitects.com

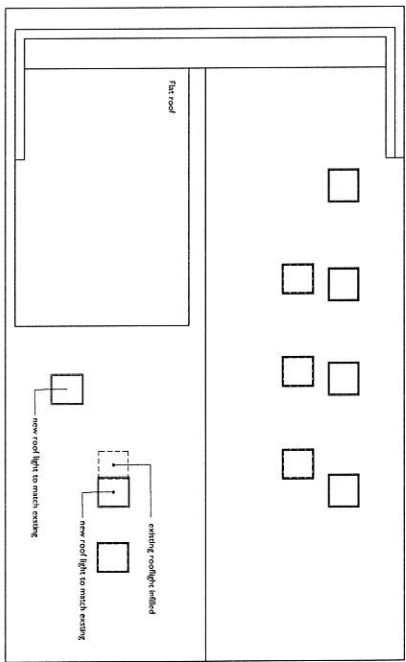
JOB	CHECKED
THE REFERENCE NUMBER THE REGIONAL CROWDOUCHE TNS IDA	IBA
CLIENT TELEREAL TRILLIUM	DRAWN HC
DATE 07/16	SCALE 1:50 @ A1 1:100 @ A2
DRAWING FIELD FORECOURT PLAN	REVISION NUMBERS HEADLINE

Only figured dimensions are to be used. All dimensions to be checked on site.
 Please note Refer to 'type' of drawing below; planning drawings should only be treated as such.

Notes



+RP Existing roof plan - scale 1:100 N/A1



+RP Proposed roof plan - scale 1:100 N/A1



APPLICATION FOR DETAILED PLANNING CONSENT

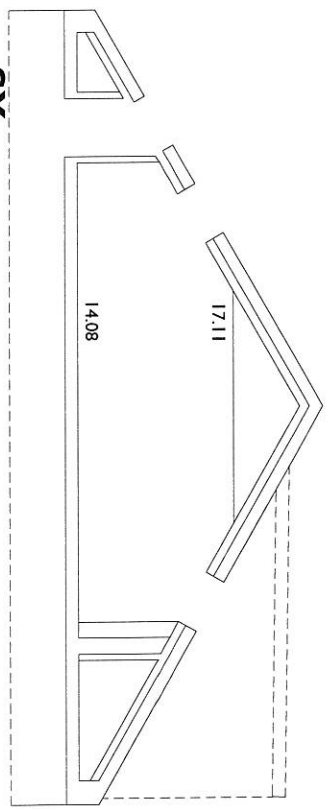
REVISION

Liam Russell Architects
 architects and development

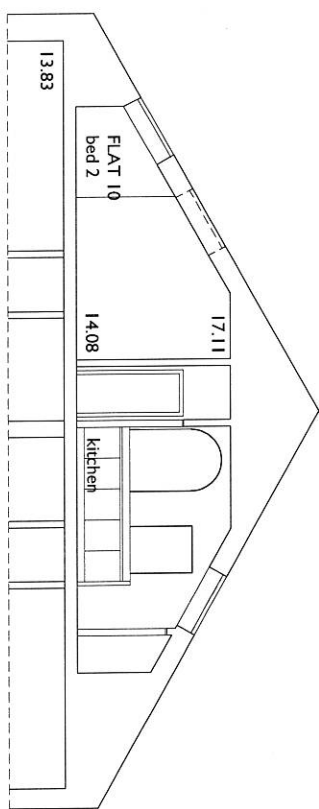
JOB	CHICAGO
THE RICHIE CENTRE CROMBIEBOUGH TRAILDA	USA
CLIENT	DRAYN MC
TERRAFAL TRILLIUM	DATE
	2016
SCALE	1:100 (N/A1)
DRAWING	EXISTING & ROOF PLANS
NUMBER	14/2016
DATE	14/2016
SCALE	1:100 (N/A1)
REGION	USA
NUMBER	14/2016
DATE	14/2016

Only figured dimensions are to be used. All dimensions to be checked on site.
 Please note: Refer to 'types of drawing below: planning drawings' should only be treated as such.

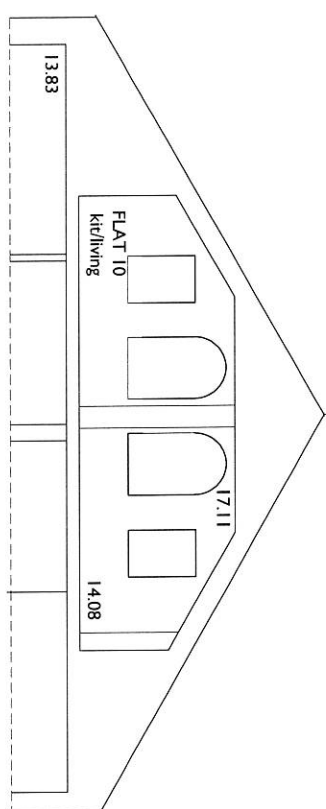
Notes



SX Topo-typical roof section - scale 1:50 R/A1



SX Section flat 10 - bed 2 / kitchen 1:50 R/A1



SX Section flat 10 - living area 1:50 R/A1



APPLICATION FOR DETAILED
 PLANNING CONSENT

REVISION

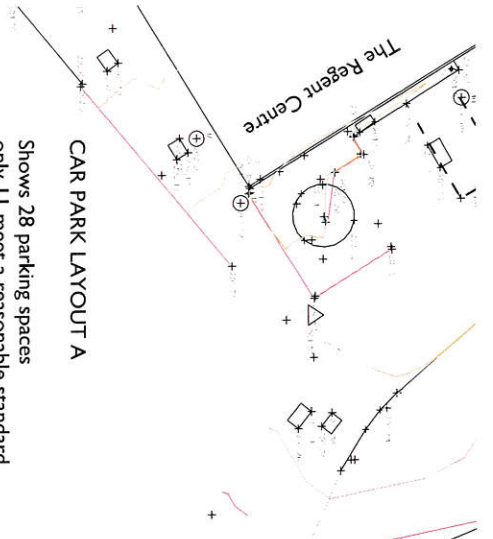


Liam Russell Architects
 ARCHITECTS AND DEVELOPERS

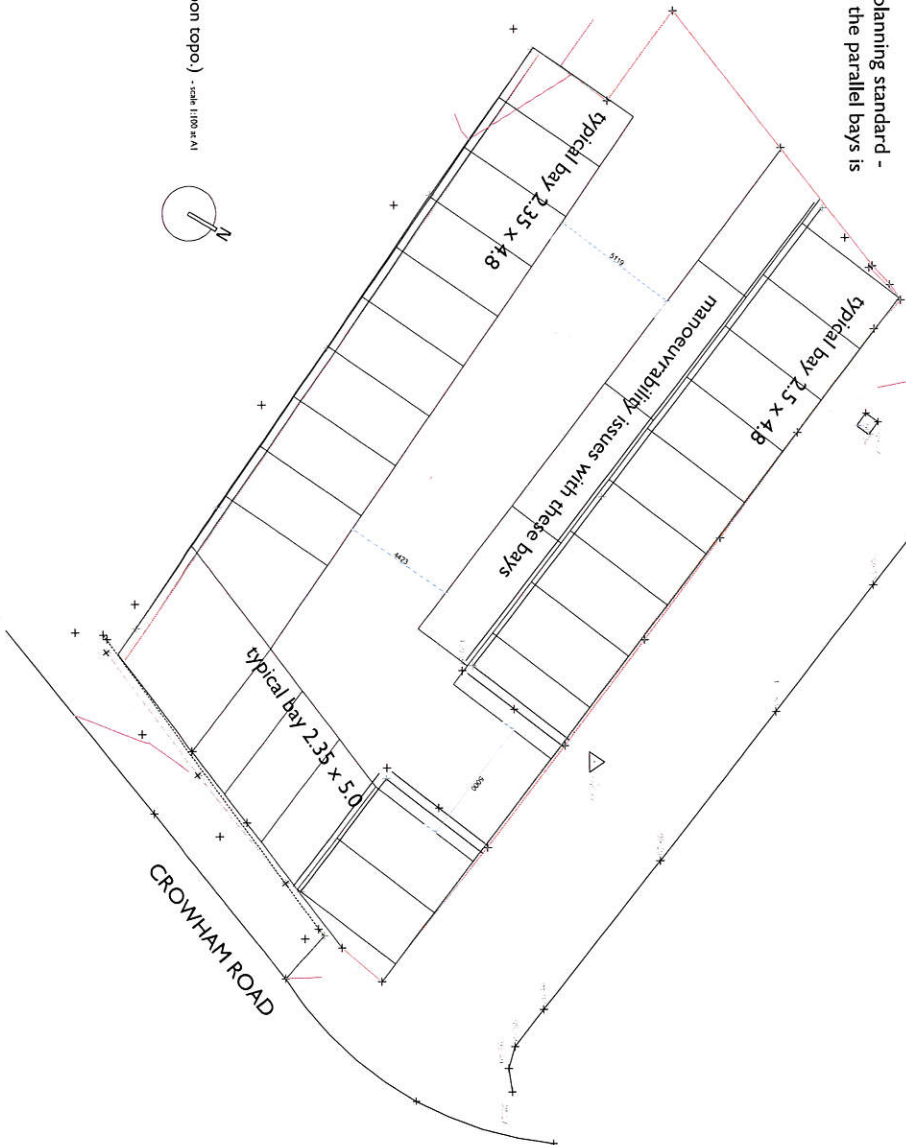
JOB		ORDERED	DATE
THE REGENT CENTRE THE BROADWAY CROMFORD/CH-IDA		IBA	01/4
CLIENT		DRAWN	HC
TELEREAL TRILLIUM			
SCALE			
1:50 (R/A1)			
1:100 (R/A1)			
REGION			
DRAWING SECTIONS			
NUMBER			
HANDMADE			

Only figured dimensions are to be used. All dimensions to be checked on site.
 Please note: Refer to 'Notes' of drawing below, planning drawings should only be created as such.

Notes



CAR PARK LAYOUT A
 Shows 28 parking spaces
 only 11 meet a reasonable standard
 Manoeuvrability would not meet acceptable planning standard -
 the space between the rear parking bays and the parallel bays is
 sub-standard varying from 4.4 to 5.1



PL Existing car park layout (superimposed upon topo.) - scale 1:100 @ A1



**APPLICATION FOR DETAILED
 PLANNING CONSENT**

REVISION



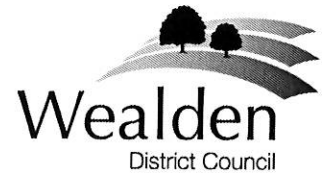
Liam Russell Architects
 ARCHITECTS

JOB		CHECKED
THE REGENT CENTRE		LRA
THE BROADWAY		DRAWN
CROWBOROUGH TPA IDA		HC
CLIENT		DATE
TELEREAL TRILLIUM		05/16
SCALE		SCALE
DRAWING		1:100 @ A1
EXISTING CAR PARK		1:100 @ A1
LAYOUT		REVISION
DRAWING NUMBER		144/2016
LAYOUT NUMBER		144/2016

DO NOT SCALE FROM THIS DRAWING - THE DRAWING IS COPYRIGHT ©

Town and Country Planning Act 1990

Notice of Decision
Application No. **WD/2017/0323/MAJ**



RPS
140 London Wall
London
EC2Y 5DN

Council Offices
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

DESCRIPTION AND LOCATION OF DEVELOPMENT

**CHANGE OF USE OF FLOORS 1-3 FROM CLASS B1(a) (OFFICE)/CLASS D1 (NON-RESIDENTIAL INSTITUTION) TO CREATE 10 NO. CLASS C3 (RESIDENTIAL) APARTMENTS WITH MINOR ALTERATIONS TO THE EXTERNAL ELEVATIONS AND THE ASSOCIATED PARKING LAYOUT.
THE REGENT, THE BROADWAY, CROWBOROUGH, TN6 1DA**

With reference to the proposals set out in the application numbered as above and shown on the plans submitted therewith, Wealden District Council, in pursuance of powers under the Town and Country Planning Act 1990 (as amended), hereby **GRANTS PLANNING PERMISSION** for the said proposals, subject to the conditions stated below imposed for the reasons stated thereunder:-

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date on which this permission is granted.
STD4A

REASON: To meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be commenced until the Local Planning Authority has approved, in writing, a scheme to secure mitigation of the additional recreational pressures to the Ashdown Forest Special Area of Conservation and Special Protection Area, together with an appropriate mechanism to secure delivery of the mitigation. ADF1

REASON: The development lies in a zone of influence of the Ashdown Forest where it is considered there would be a likely significant effect, when taken in combination with other plans and projects, upon these European designated sites. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to provide sufficient mitigation for any recreational impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 61 of the Conservation of Habitats and Species Regulations 2010, the amended version of policy WCS12 of the Core Strategy Local Plan (following the upheld Judicial Review Case No: C1/2014/1148, heard 11th June 2015), together with the requirements of saved policies EN7 and EN15 of the Wealden Local Plan. With regard to regulation 35 of the Development Management Order 2015, it is essential in the interests of biodiversity that the condition adopts the pre commencement format to protect the European Sites.

NOTE: The residential development is of a scale and nature to warrant a contribution towards the provision of recreational mitigation, which the local planning authority considers can be satisfactorily achieved by means of a contribution towards the formation of new green space (SANG) and improved management within the designated European sites (SAMMS). It is confirmed that such an approach to mitigation is outlined by the

Council's guidance document (upload dated 22nd July 2015) which can be found on the Planning and Building Control website at www.wealden.gov.uk . In this instance, such a contribution in accordance with the above policies and guidance would amount to £6,170 per dwelling. The Applicants should contact the Council's Planning Department to arrange payment of the contribution on 01892 602010.

NOTE: The applicant is advised that this development is liable for a Community Infrastructure Levy (CIL) charge. There is further information on this matter on the WDC website:

[http://www.wealden.gov.uk/Wealden/Residents/Planning and Building Control/Planning Policy/CommunityInfrastructureLevy](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CommunityInfrastructureLevy)

The SANGS and/or SAMMS payment sought by condition 2 on this decision notice could be secured within this CIL charge. However, in the event that a subsequent application for exemption or relief from the CIL payment was successful then the SANGS and/or SAMMS payment would be payable through the condition discharge process.

3. The external materials, including windows, used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation. MA11

REASON: To safeguard the appearance of the building and the visual amenities of the locality and to comply with SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 56, 57, 59, 60 and 64 of the National Planning Policy Framework 2012.

4. The development shall not be used until the 12 vehicle parking spaces and turning space for vehicles has been provided in accordance with the approved plans and the area shall thereafter be retained for that use.

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to Policy TR3 of the Wealden Local Plan and paragraphs 29, 30 and 32 of the National Planning Policy Framework.

5. No part of the development shall be occupied until the covered and secure cycle parking spaces have been provided in accordance with the approved plans. The area shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

REASON: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies having regard to Policy TR3 of the Wealden Local Plan and paragraphs 29, 30 and 32 of the National Planning Policy Framework.

6. Before the use hereby permitted commences, the bin store shall be ready for use and thereafter so retained unless further written approval from the Local Planning Authority for an alternative scheme is gained. RR01

REASON: To preserve the residential and visual amenities of the locality, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 17 and 109 of the National Planning Policy Framework 2012.

7. This planning decision relates solely to the information contained within the application form, the following plan(s) and (where appropriate) documents:

Ref.	Date Stamped.	STN4
Transport Statement	8 March 2017	
Planning Statement	8 March 2017	
1414-PA-001 Rev A	8 March 2017	
1414-PA-003 Rev A	9 May 2017	
1414-PA-004 Rev A	8 March 2017	
1414-PA-005 Rev A	8 March 2017	
1414-PA-006	8 March 2017	
1414-PA-007	8 March 2017	
1414-PA-008	8 March 2017	
1414-PA-009	8 March 2017	
1414-PA-010	8 March 2017	
1414-PA-011	8 March 2017	
1414-PA-012 Rev G	8 March 2017	
1414-PA-013 Rev A	9 May 2017	
1414-PA-014	8 March 2017	
1414-PA-015	8 March 2017	
1414-PA-020	8 March 2017	
1414-PA-021 Rev A	8 March 2017	

REASON: For the avoidance of doubt.

The local planning authority's reasons for its decision to grant planning permission are set out in the officer's report which can be viewed on the Council's website at www.planning.wealden.gov.uk

NOTE: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

NOTE 1: The applicant is advised of the requirement to enter into discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should contact the Transport Development Control Team (01273 482254).

NOTE 2: The applicant is reminded that it is an offence to damage or destroy species protected under separate legislation. Planning consent for a development does not provide a defence against prosecution under European and UK wildlife protection legislation. You are advised that it may be necessary, shortly before development commences, for the applicant to commission an ecological survey from suitably qualified and experienced professionals to determine the presence or otherwise of such protected species. If protected species are found to be present, Natural England should be consulted. NCN2

NOTE: Your attention is drawn to the requirements of the Building Act 1984 for the deposit of Plans under the Building Regulations and associated legislation.
ACCESS FOR FIRE BRIGADE: Your attention is hereby drawn to the provisions of Section 35 of the East Sussex Act 1981.

DISCHARGE OF CONDITIONS: It is advised that under The Town and Country Planning Act 1990, the Council has up to 8 weeks from the date of an application to discharge any condition(s) and advise the applicant of the Council's decision. This information should be submitted using the 'Approval of Details Reserved by Condition' Form which can be downloaded from the Council's website. Please note there is also a fee payable for this type of application.

IMPORTANT: See Notes overleaf

DATE OF ISSUE: 18 May 2017

A handwritten signature in black ink that reads "Kelvin Williams". The signature is written in a cursive style with a large, stylized 'K' and 'W'.

Kelvin Williams
Head of Planning & Environmental Services

Application No. WD/2017/0323/MAJ

NOTES

Appeals to the Secretary of State

- If the Applicant is aggrieved by the decision of the Local Planning Authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then an appeal may be lodged with The Planning Inspectorate (PINS) under Section 78 of the Town and Country Planning Act 1990.
- Appeals must be made on a form which is obtainable from:
The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN
Tel. No. 0303 444 5000
www.planningportal.gov.uk/pcs

Appeal Timescales

- Householder planning application or minor commercial application:
12 weeks from the date on the decision notice
However, if an enforcement notice has been served for the same or very similar development the time limit is:
 - **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks).

NB – if the LPA have failed to determine the householder planning application, or for an appeal against the grant of permission subject to conditions, please follow the time limits under "Planning application" below.
- Planning application:
6 months from the date on the decision notice, or
6 months from the expiry of the period which the LPA had to determine the application.
However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

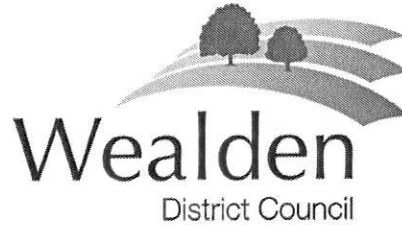
NB – the LPA determination period is usually 8 weeks (13 weeks for major developments and 28 days for non-material amendment applications). If a longer period has been agreed with the LPA, the time limit runs from that date.

Further information

- The Planning Inspectorate has discretionary power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice to appeal.
- The Planning Inspectorate is not required to entertain an appeal if it appears 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.
- The Planning Inspectorate does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction issued by the Secretary of State.

Purchase Notices

- If either the LPA or Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the land has become incapable of reasonably beneficial use in its existing state nor rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



Notification to Land Charges of Issue of a CIL Liability Notice

Application Number: WD/2017/0323/MAJ
Location: THE REGENT, THE BROADWAY,
CROWBOROUGH, TN6 1DA
Proposal: CHANGE OF USE OF FLOORS 1-3 FROM CLASS
B1(a) (OFFICE)/CLASS D1 (NON-RESIDENTIAL
INSTITUTION) TO CREATE 10 NO. CLASS C3
(RESIDENTIAL) APARTMENTS WITH MINOR
ALTERATIONS TO THE EXTERNAL ELEVATIONS
AND THE ASSOCIATED PARKING LAYOUT.

Would you please note that a Community Infrastructure Levy Liability Notice has been issued against the above planning application on 18 May 2017 for the sum of £152861.54. Please could you arrange to register this on the Land Charges Register.

Please note that where the sum is zero, an exemption has been applied.

If applicable, when the payment is made this will be IN FULL

Where payment is made by instalments, you will be notified of the details each time a payment has been made.

Roger Bates
Administration & Technology Manager