Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0824/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr Ryan Carson
Stiles Harold Williams
One Jubilee Street
Brighton
East Sussex BN1 1GE

PROPOSAL: Retrospective application for the installation of double glazed mock sliding sash windows to upper front elevation (second, third and fourth floors) and for a curved cylindrical extractor cowl at roof level.

LOCATION : 16 Warwick Street Worthing

DATE REGISTERED 17th December 2010

APPLICANT : Mr Iain Flitcroft

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. BN08040012/101; BN08040012/102, BN08040012/103 and BN08040012/104 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The new and replacement upper level windows at 16 Warwick Street, by reason of their unsympathetic design and form of construction, using wide, uncharacteristic glazing bars that give the windows a heavy modular appearance, which contrasts against the traditional vertical sliding sash painted timber windows, with their slender glazing bars, on the adjoining and other buildings nearby, and due to their discordant appearance within the street scene, are detrimental to, and do not preserve or enhance, the historic and architectural character and appearance of the building and the South Street Conservation Area in which it is situated, contrary to saved Policy BE1 of the Worthing Local Plan, Policy 16 of the Council's Submission Core Strategy (April 2010), Policy BE6 of the South East Plan and National Planning Policy Statement (PPS) 5 Planning and the Historic Environment (2010).

Cont.....

Dated : 28th March 2011

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

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INFORMATIVES

This information is only intended as a summary of the reasons for refusal of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.