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Mr Keith Morgan
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Date 17 March 2011
Our ref 06718/GM/HFo/1506632v1
Your ref ADC/0316/08

COUNCIL
PLANNING DIVISION
PLAN No.
DATE 11 MAR 2011

Dear Mr Morgan

Marks & Spencer, Holmbush Centre, Shoreham by Sea: Application for Non Material Amendment following Grant of Planning Permission for an Extension to Store for Class A1 Retail Use (LPA Ref. ADC/0316/08)

On behalf of our client, Marks and Spencer Plc, please find enclosed an application for a non material amendment to the planning permission for an extension to the Marks & Spencer store at the Holmbush Centre, Shoreham by Sea (LPA Ref. ADC/0316/08). The decision notice for this permission was issued on 17 February 2011.

This application comprises three copies of the following documents:

- Completed application forms for a non material amendment following grant of planning permission;
- A cheque for £170 made payable to '*Adur District Council*' in respect of the requisite planning application fee.
- The following drawings:

Drawing Title	Drawing ref.	To supersede drawing ref.
Proposed Site Plan	SHH033 7676 2035 C	SHH003 A 411 P03
Proposed Ground Floor General Arrangement	SHH033 7676 2034 C	SHH003 A 412 P02
Proposed Roof Plan	SHH033 7676 2036 C	SHH003 A 414 P02
Proposed External Elevations	SHH033 7676 2033 C	SHH003 A 415 P03
Lobby and Bookend Feature Wall External Elevations	SHH033 7676 2037 C	N/A

The non material amendments to the approved scheme have been discussed over a period of time with Keith Morgan and, in the light of these discussions, we envisage the proposed changes will be acceptable and can be considered via the non material amendments procedure.

The main changes to the scheme are outlined below.

Proposed Car Parking Arrangement

It is proposed to re-arrange the car parking spaces. The main change is to the north east of the new extension to provide better circulation. Associated with this, and to address the level change between the north east elevation of the extension and the edge of the site, a low height retaining wall is introduced immediately to the north east of the main vehicular route past the store. There are also changes to the location of motorcycle bays and trolley bays. We confirm that the number of car parking, motorcycle and cycle bay spaces remain unchanged at 628 spaces (Please note the 710 spaces identified on approved drawing number SHH003 A 411 P03 include the 12 spaces being used for trolley bays. 628 spaces were approved as detailed in the Officer's Report to Committee dated 1 March 2010).

Proposed Ground floor

The approved curved external glazing to the corner of the café (where the north east and south elevations meet) is to change to a 90 degree corner.

Proposed Roof Plan

The approved extension to the plant area at first floor level is no longer being progressed.

Proposed External Elevations

The following amendments are shown on the submitted plans:

- The maximum height of the curved roof and the radius of the curve are being reduced. This results in a reduction in height of roof at Apex from 8000 mm to 6500 mm.
- Proposed section of Cedar Boarding Cladding between window head and eaves level on the north east and south east elevations.
- Repositioning of Brise Soleil sun shading to window transom on the north east and south east elevations.
- Introduction of vertical 'Bookend' effect wall between new and existing roof slopes (SE Elevation).
- Minor amendments to the foodhall entrance lobby (NE & NW Elevations) and alterations to Main Entrance Lobby (SE Elevation).
- Alterations to covered walkway construction to omit foliage and mesh treatments (SE Elevation). Timber column treatments to be retained.
- On the south east elevation the existing external display windows are to be retained, no new additional display windows are proposed.

- The means of escape doors on the south east elevation have been relocated further north east and there are now 3 pairs.

These changes are all very minor in nature and will not have any material effect on the proposal. We trust they will be acceptable, and given that the scheme is currently under construction we would be grateful if this application could be dealt with speedily. Should you wish to discuss the application or require any further information, please do not hesitate to contact Gareth Morgan, Hayley Cross or me.

Yours sincerely

[redacted]

Hannah Fortune
Senior Planner