Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0245/FULL

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

Nathaniel Lichfield And Partners Ltd
14 Regents Wharf
All Saints Street
London N1 9RL

PROPOSAL: Installation of external roller shutters on the Marine Parade elevation of Marks and Spencer store.

LOCATION : 51 - 59 Montague Street Worthing

DATE REGISTERED 5th March 2008

APPLICANT : Marks and Spencer Plc

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. WOT022/A/70/P/03 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. On the basis of the particulars submitted, the proposed series of five external roller shutters, by reason of their visually intrusive and unsympathetic form, design and appearance from their thick-sectioned, lath-style construction and detailing, and due to their visually intrusive and unsympathetic projecting roller shutter boxes under the existing projecting external canopy, cumulatively, in relation to the approved replacement shop front to this frontage (WB/07/1336/FULL refers, which is proceeding), the building as a whole, including Knightsbridge House above the store, and the seafront at this point, would introduce a visually harmful and damaging external feature which would be detrimental to, and would not preserve or enhance, the character and appearance of the building and the South Street Conservation Area in which the site is situated. As such, the proposal is contrary to saved Policies CH4 and DEV1 of the West Sussex Structure Plan 2001 - 2016 and saved Policy BE1 of the Worthing Local Plan 2003.

Cont.....

Dated : 28th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

WB/08/0245/FULL

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.