Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0985/FULL

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

Origin Creative Solutions
9 Station Parade
Tarring Road
Worthing
West Sussex
BN11 4SS

PROPOSAL: Installation of white polyester powder coated aluminium shop windows and doors to side and front elevations and 3 replacement PVCu windows to first floor, Gratwicke Road frontage.

LOCATION : 148 - 152 Montague Street Worthing

DATE REGISTERED 15th October 2007

APPLICANT : W J Poland and Sons Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. Sections/Elevations/Construction details, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. Having regard to the original architectural and historic features of the shop fronts, fascias and the upper floor windows in this building of 'local interest', which make a significant contribution to the character and appearance of the Montague Street Conservation Area, the proposed replacement shop fronts, fascia panels and PVCu windows, respectively, by reason of their unsympathetic design, proportions and method of construction and their unsympathetic materials, finishes and detailing in relation to the original features, would be detrimental to, and would not preserve or enhance, the architectural and historic character and appearance of the building (Nos.148/152 Montague Street) and the Montague Street Conservation Area in which it is situated. As such, the proposal is contrary to saved Policy CH4 of the West Sussex Structure Plan 2001 - 2016 and saved Policy BE1 of the Worthing Local Plan 2003.

Cont.

Dated : 26th November 2007

Assistant Director (Planning Services)

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.