ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0381/09**

Ms Anne McQueen
Richard Unwin Chartered Surveyors
10 Green Fold
Abbey Hey
Manchester
M18 8RJ

Details of Development
CHANGE OF USE OF NO'S 75 AND 77 FROM RESTAURANT (CLASS A3) TO HOT FOOD TAKE-AWAY (CLASS A5) WITH NEW SHOPFRONTS

Location of Development
75 - 77 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DE

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 14th October 2009.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

08/12/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development would preserve the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, the vitality or viability of the shopping centre or highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3-4, AS1).

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The premises shall not be open for trade or business other than between the hours of 7.30 AM and 11.00 PM and there shall be no external illumination on the premises outside these specified hours. All activity shall cease at the premises by 11.30 PM daily.

    Reason: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan.*

03. The use hereby permitted shall not be commenced until a satisfactory means of ventilation for the extraction, filtration and disposal of cooking odours (including necessary sound attenuation measures) has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the system as approved shall thereafter be retained in effective working order and operated at all times when cooking is taking place.

    Reason: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan.*

PTO

04. The air-conditioning system and cold room refrigeration shall not be installed except in accordance with further details which have first been submitted to and approved in writing by the Local Planning Authority and these details shall include a more detailed assessment of noise from the associated plant in combination with the kitchen extract system.

Reason: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan.*

05. The shop window of No.77 shall at all times have etched glass or etched film applied to its inner surface with a shadow-effect diamond logo.

Reason: *To obscure from external view the cold store within the building having regard to policy AB4 and AS1of the Adur District Local Plan.*