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My Reference: WB/08/0807/FULL
Your Reference: RC/ra

Town and Country Planning Act 1990 Section 96A
Town and Country Planning (General Development Procedure) (Amendment) (No. 3) (England) Order 2009
Applications for Non-Material Changes to Planning Permission under Article 4F

MINOR NON MATERIAL AMENDMENT – DECISION DOCUMENT

Mr. Ryan Carson BA BSc (Hons)
Surveyor – Building Consultancy
Stiles Harold Williams
One Jubilee Street
BRIGHTON
BN1 1GE

Dear Mr Carson

21st December 2009

Re: WB/08/0807/FULL/NMA1
Installation of dormers at roof level; installation of bi-folding windows to ground floor shop front; installation of gas flambeau torches to front elevation at first floor level; installation of a mock column between ground floor shop front entrance doors
16 Warwick Street, Worthing

I am writing to inform you that the Council has not approved the above amendments as a minor amendment to the plans approved under application WB/08/0807/FULL.

The proposed dormers, bi-folding windows, gas flambeau torches and mock-column between the shop front entrance doors would materially alter the appearance of the building and they therefore require planning permission under the Town and Country Planning Act 1990.
I therefore enclose the relevant application forms to enable you to seek permission on your client's behalf for these changes.

Upon receipt of the application, if made, consideration will be given to it by the Council, on its merits, at the earliest opportunity.

If you are not happy with the Council's decision you may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 and Article 23 of the General Permitted Development Order (within 12 weeks for householder and six months for all other applications).

Appeals may be made on a form which is obtainable from The Planning Inspectorate, 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

If you require any additional formation please contact the Case Officer, Mr. Howard Barnes-Moss on (01903) 221348.

Other changes to the Approved Plans

The following additional works that have been carried out at this site, which Mr. Barnes-Moss has researched, do not accord with the plans approved under application WB/08/0807/FULL:-

(i) The extractor flue at high level (Condition 6 refers). This has been constructed and terminated as a curved cylindrical flue that emerges in a very prominent position, visible from the street, through the roof of the building; and

(ii) The replacement three-light first floor windows, including their transom rails and framing, and the tilt-and-turn small-paned windows at second, third and fourth floor levels on the front elevation (Condition 5 refers).

To enable the Council to consider the proposed works and the above retrospective works, each without prejudicing the outcome of the other, I would suggest that three separate applications be made to this authority.

However, without prejudice, I have to advise you that the high level emergent extractor flue is very unlikely to be acceptable to this authority as it stands, because of its unsightly exposed appearance at high level, which is severely damaging and detracting from the historic design and appearance of No.16 Warwick Street and from the South Street Conservation Area.

If the exposed curved section of the extractor flue could be removed, so that the emergent part is not readily visible from street level, this may be acceptable as an alternative.

The installed small-paned tilt-and-turn windows at second floor level on the front elevation have distinctive horizontal proportions. These are further unsympathetic changes to the approved design, as above them on this building and elsewhere in the street are windows that have vertical proportions in their traditional sliding sash manner. In view of these findings, it is unlikely that the existing second floor level horizontally proportioned windows would be acceptable under a retrospective application if made; and only vertical proportioned windows should be used.

I would be obliged if you would investigate these changes in design, and kindly submit the applications for retrospective permission before 31st January 2010.

Consideration will be given to applications, when received, on their merits, as soon as possible.

Yours sincerely

J. E. Appleton
Executive Head of Planning, Regeneration and Wellbeing