Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1336/FULL

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

Nathaniel Lichfield And Partners
FAO Samantha Sainsbury
14 Regents Wharf
All Saints Street
London
N1 9RL

PROPOSAL: Installation of a new shop front to Montague Street and alterations to ground and first floor of Marine Parade elevations including a new shop front.

LOCATION : 51 - 59 Montague Street Worthing

DATE REGISTERED 19th November 2007

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-23-P-04, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

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

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before works on the replacement shop front to the north elevation fronting Montague Street commence, revised details of the following elements of the design shall be submitted to and approved in writing by the Local Planning Authority, which shall be based upon the further revised plans submitted, Drawing No: 23/Revision 04:

Dated : 21st January 2008

Assis[redacted])

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

(i) The fascia panel divided vertically into three sections, with the central section to align with either side of the projecting columned section to the upper elevation and the remainder of equal lengths, with the central section projecting (to accommodate the proposed LED lighting for the fascia sign - Please refer to Advertisement Consent WB/07/1337/ADV);

(ii) The type and colour of the materials and finishes to be used for the lobby floors of the fire exits at either end of the shop front; and;

(iii) The proportions, method of construction, materials and finishes of the proposed fixed doors, sliding doors and windows to the central part of the shop front.

Thereafter, the works shall be completed fully in accordance with the agreed details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed replacement shop front would more accurately reflect the design and proportions of the historic and architectural features of the building, in the interests of enhancing the character and appearance of the South Street Conservation Area in which it is situated.

3. Before works on the replacement shop front, canopy fascia panel and replacement windows to the first floor windows on the south elevation fronting Marine Parade commence, revised details of the following elements of the design shall be submitted to and approved in writing by the Local Planning Authority:

(i) Details of the construction, materials and finishes and the method of fixing of the replacement first floor windows within the existing apertures;

(ii) Details of the position, height above ground level, materials and finishes of the proposed canopy panel, including the introduction of a contrasting panel at the western end of the canopy defining Knightsbridge House, Marine Parade, the flats on the three floors above the application premises.

Thereafter, the works shall be completed fully in accordance with the agreed details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enhance the character and appearance of the South Street Conservation Area in which the site is situated.

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4. Before the replacement windows to the first floor cafe area are installed (in accordance with Condition 3 of this permission), sound insulation measures shall be provided between the cafe area and Knightsbridge House above, in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority, and thereafter, maintained unless otherwise approved by the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of the second floor premises, forming part of Knightsbridge House, Marine Parade (18 flats), directly above the first floor cafe area.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development

This information is only intended as a summary of the reasons for grant 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.