Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0865/LBC

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Caldotec Limited
41 Willowhayne Avenue
East Preston
West Sussex
BMN16 1PL

PROPOSAL: Application for Listed Building Consent for replacement of existing flat roof and form roof terrace with balcony railings.

LOCATION : Jbs Bar New Street Worthing

DATE REGISTERED 20th July 2007

APPLICANT : Brian Chapman

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 6267ph203RI, 6267ph202 and 6267ph210 deposited on 10th September 2007, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE LISTED BUILDING CONSENT for the reason(s) that:-

1. The railings proposed as a means of enclosure at first floor level are unacceptable by reason of their design and appearance, which would be unsympathetic and relate poorly with the historic character, style and architecture of the existing building in visual terms, to the detriment of visual amenity, the special features and historic character of the Listed Building and the surrounding Conservation Area. As such the proposal conflicts with Policies BE1, BE2, BE3, BE21 and BE26 of the Worthing Local Plan 2003 and Policies DEV1, CH1, CH4 and CH5 of the West Sussex Structure Plan 2001-2016.

cont.....

Dated : 14th September 2007

Assistant Director (Planning Services)

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

2. The proposed roof terrace is unacceptable by reason of its position in relation to nearby residential dwelling units and due to the nature of its use and associated noise, activity and disturbance, which would have a detrimental impact upon the residential amenities of the occupiers thereof. As such the proposal conflicts with Policy H18 of the Worthing Local Plan 2003 and Policy DEV1 of the West Sussex Structure Plan 2001-2016.

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.