Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1085/FULL

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

Elspeth Beard Architects Ltd
2 Kings Mews
22-26 High Street
Godalming
Surrey GU7 1EB

PROPOSAL: Change of use of function rooms, restaurants/bars on ground, first, second and third floors from an ancillary Class D2 use (Assembly and Leisure) to a separate Class A3 designation (Restaurants and Cafe's).

LOCATION : Dome Cinema 22 Marine Parade

DATE REGISTERED 29th August 2007

APPLICANT : The Worthing Dome Regeneration Trust 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. WD/08, 09, 200 and 201, 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. The use hereby permitted shall not be open for trade or business except between the hours of 8.00 am - 12 midnight Sunday to Thursday inclusive and 8.00 am - 1.00 am Fridays and Saturdays.

   Reason: In the interests of residential amenity.

cont.....

Dated : 23rd November 2007

Assistant Director (Planning Services)

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

3. The terrace at first floor level shall only be used between the hours of 8.00 am and 10.30 pm and shall be used predominantly for seating with table service ancillary to the A3 use hereby approved.

   Reason: In the interests of residential amenity.

4. Prior to the commencement of the use, a scheme of sound insulation measures shall be submitted to and approved in writing with the Local Planning Authority. The scheme shall include maximum noise levels at the site boundaries. The approved sound insulation measures shall be implemented prior to the use commencing and the agreed maximum noise levels shall not be exceeded at any time.

   Reason: To safeguard the amenities of the occupiers of neighbouring dwellings.

5. The premises shall be used only for purposes within Use Class A3, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

   Reason: For the avoidance of doubt and/or because changes of use permitted by the Town and Country Planning (General Permitted Development) Order 1995 may not be acceptable in policy terms.

INFORMATIVE

The decision to grant planning permission has been taken having regard to the general duty required by the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and any features of special architectural or historic interest which they possess. Due regard was also taken of Development Plan Policy CH5 (West Sussex Structure Plan) and Central Government Guidance contained within PPG16 – "Planning and the Historic Environment". The Development Control Committee also had regard to the specialist advice of English Heritage, in particular that the proposed use would not violate the historic pattern of use for a building type which embraced many forms of entertainment. The concerns of those making representations were fully considered but it was not considered that there were any sustainable grounds to refuse the application.

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.