Horsham District Council

Mr Velko Filipov Raychev
Azat Pasha (Classy Shawarma)
5 Queen Street
Horsham
West Sussex
RH13 5AA

Application Number: DC/25/0913

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Proposed change of use from office to (sui generis) hot food takeaway. The installation of security shutters to shop frontage and extract duct to rear (Retrospective).

5 Queen Street Horsham West Sussex RH13 5AA

as shown on Plan and Application Number DC/25/0913 submitted to the Council on 22/07/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The front shutter results in a visual mass and weight that detracts from the modest proportions and character of the shop front, and which when in use creates an unattractive and inactive frontage in contrast to the prevailing character of the immediate surrounding area. The shutter therefore results in an unsympathetic and incongruous addition which is contrary to Policy 33 of the Horsham District Planning Framework (2015) and Policies HB4 and HB5 of the Horsham Blueprint Business Neighbourhood Plan.

2 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not result in unacceptable harm by way of odour emission, noise and vibration from the fan plant and extract duct for occupiers / users of nearby properties and land, contrary to Policy 33 of the Horsham District Planning Framework (2015).

3 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	02.06.2025
Floor plan	Existing Ground	1	02.06.2025
Elevation plan	Existing Front and Rear	2	02.06.2025
Elevation plan	Existing Other side	3	02.06.2025
Elevation plan	Existing Other side	4	02.06.2025
Section plan	Existing	5	02.06.2025
Floor plan	Proposed Ground	6	02.06.2025
Elevation plan	Proposed Front and Rear	7	02.06.2025
Elevation plan	Proposed other side	8	02.06.2025
Elevation plan	Proposed other side	9	02.06.2025
Section plan	Proposed	10	02.06.2025
Location & Block plan		11	02.06.2025
Supporting Statement	Planning	NONE	14.07.2025

Note To Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.



Emma Parkes
Head of Development and Building Control

Date: 16/09/2025

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.