Horsham District Council

Mr Mehdi Taghavi
24 Lindsey Road
Bedfordshire

Application Number: DC/25/0230

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

On behalf of: Mr Ravinder Sachdev

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:

Retention of front shutter, facia signboard and projecting side signboard (Retrospective)

56B West Street Horsham West Sussex RH12 1PL

as shown on Plan and Application Number DC/25/0230 submitted to the Council on 03/03/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The front shutter, including the fixing and attachment, results in a visual mass and weight that detracts from the modest proportions and character of the shop front, and fails to reflect the traditional features within the designated Conservation Area. The development therefore results in an unsympathetic and incongruous addition to the application building and the streetscene as a whole, contrary to Policies 33 and 34 of the Horsham District Planning Framework (2015) and Policies HB4 and HB5 of the Horsham Blueprint Business Neighbourhood Plan.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location Plan Block Plan	206 - 03/MT	13.02.2025
Elevation plan	Pre-Existing Ground Floor Plan, Front Elevation, Side Elevation-Section	206 - 01/MT	13.02.2025
Elevation plan	Existing Ground Floor Plan, Front Elevation, Side Elevation-Section	206 - 02/MT	13.02.2025

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: 28/04/2025

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.