

Mr Patrick Coffey (Patrick Coffey
Planning)
8 Cherwell Road
Heathfield
East Sussex
TN21 8JT

Our Ref: **SDNP/13/06138/FUL**
Contact Officer: Tim Bettany-Simmons
Tel. No.: 01730 234110

14th February 2014

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2010

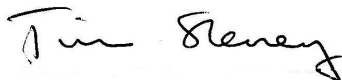
Proposal: Retrospective application for change of use from A1 retail (shop/post office) to A3 cafe with A1 retail.

Site Address: Clapham Post Office, The Street, Clapham, Worthing, West Sussex, BN13 3UU

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

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(England) Order 2010**

Application No: SDNP/13/06138/FUL

**Proposal: Retrospective application for change of use from A1 retail
(shop/post office) to A3 cafe with A1 retail.**

**Site Address: Clapham Post Office, The Street, Clapham, Worthing, West
Sussex, BN13 3UU**

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 20 December 2013.

This permission is subject to the following conditions:-

1. The elements of the A3 use hereby permitted shall be discontinued permanently and the use returned to a solely A1 use on or before the expiration of the period ending on 13 February 2017.

Reason: To enable the applicant to seek alternative premises or make the required changes to comply with Environmental Health Regulations and for the SDNPA to review the circumstances under which this permission is granted including the long term viability of the use and impact on the residential amenity.

2. No customer or member of the public shall be permitted to be on the premises outside the following times, 8.00-18.00 (Monday - Saturday).

Reason: To protect the amenities of the occupiers of nearby properties to comply with policy GEN7 of the Arun Local Plan 2003 and NPPF.

3. External customer seating associated with the premises shall be confined to the veranda and small raised garden area (between the north end of the portacabin and the highway) as shown on the plans hereby approved. No external seating shall be sited elsewhere within the recreation ground.

Reason: In the interest of the recreational use of the land and appearance of the conservation area to comply with GEN7 and AREA2 of the Arun Local Plan 2003 and the NPPF.

Plans Referred to in Consideration of this Application

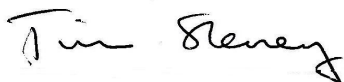
The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Date on Plan	Status
Block Plans				Approved
Existing and Proposed Elevations				Approved
Planning Layout				Approved
Location Plan				Approved
Site Plan				Approved

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions

- 1 In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.
- 2 For the avoidance of doubt the applicant is advised that planning permission would be required to use the premises as a drinking establishment (A4) or as a hot-food takeaway (A5).



TIM SLANEY

Director of Planning
 South Downs National Park Authority
 14 February 2014

NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the South Downs National Park Authority website, www.southdowns.gov.uk.

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the South Downs National Park Authority website, www.southdowns.gov.uk.

The fee chargeable is currently £195 per request, or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority 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.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.