



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England)
Order 2015: Article 39
Application for Certificate of Lawfulness for an Existing use or Operation
DECISION NOTICE

Application Ref: AB/146/17/CLE

To Addressee

Mr S Patel
 Streathleigh
 38A Torton Hill Road
 Arundel
 West Sussex
 BN18 9HL

Site Address

Hardy Cottage
 8 Bond Street

BN18 9BL

Description of Application

Lawful development certificate for an existing use as a dwelling house (C3 dwelling house) & short let/holiday let for guests.

The use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town & Country Planning Act 1990 by reason that the use of the property as a holiday let was not considered to constitute a material change of use from the established use as a private dwelling house and both uses would fall within the same C3 Use Class.

EXTENT OF USE

Use of the whole property as a single let over 3 double bedrooms, accommodating no more than 5 people at any one time.

FIRST SCHEDULE

Use of the property known as Hardy Cottage, Bond Street, Arundel, West Sussex as a short let/holiday let.

SECOND SCHEDULE

Hardy Cottage, Bond Street, Arundel, West Sussex

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mrs A Gardner

Decision Issued: **13 March 2018**

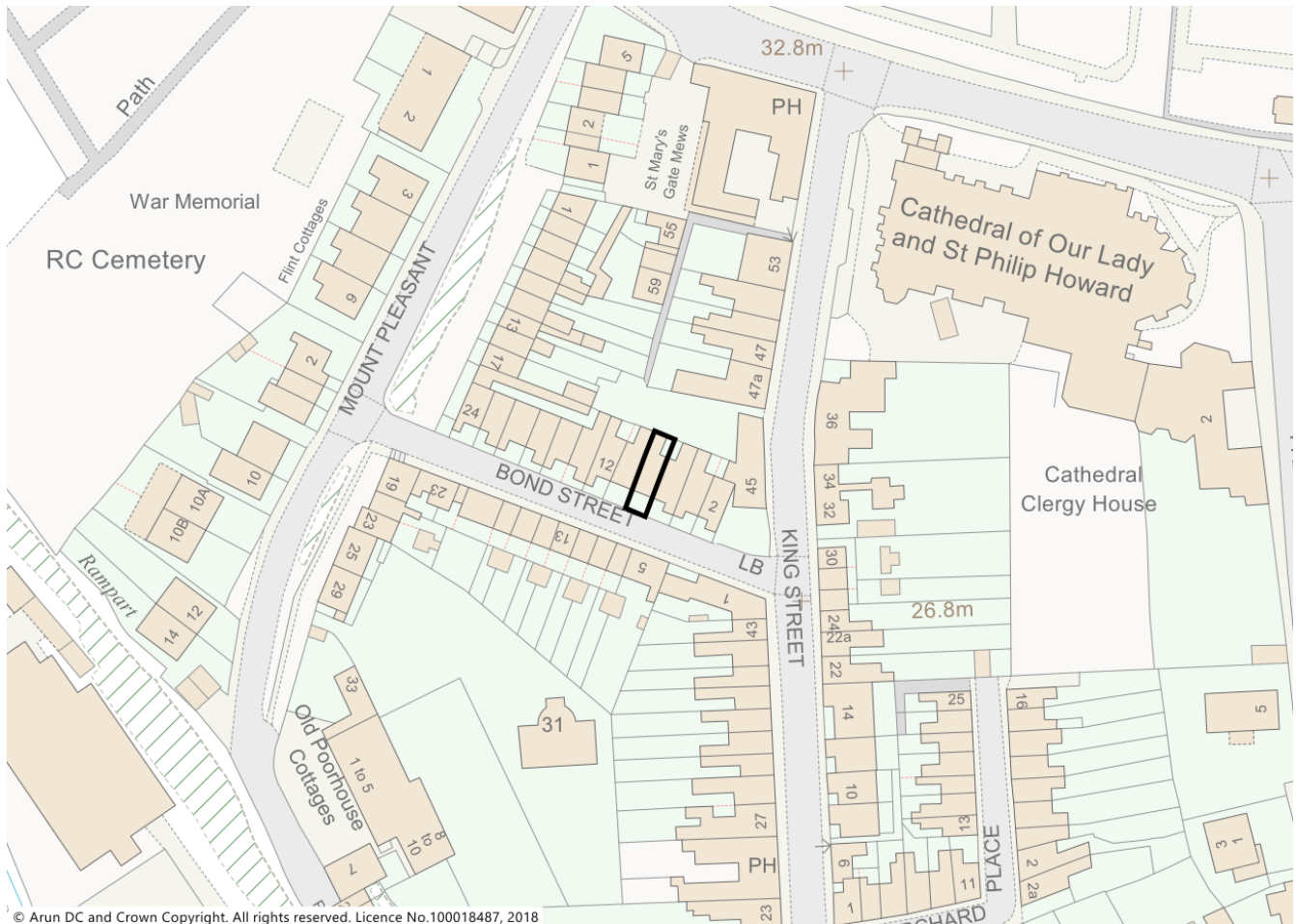
**NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT****TOWN & COUNTRY PLANNING ACT 1990**

This certificate is issued solely for the purpose of section 191 of the Town & Country Planning Act 1990 (as amended).

It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and therefore, was not liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487.