

Mark Harding
The Coach House
Liphook
GU30 7DL

Dear ,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015: Article 39

Lawful Development Certificate for an Existing Use or Operation or Activity including those in breach of a planning condition

Development: Planning permission was granted / approved under planning reference AB/24/23/PL, as amended by AB/23/24/S73 for "The Demolition of existing detached dwelling and garage and erection of 1 No detached dwelling with rear annexe" with a required commencement date of 9th June 2026.

As the description of the approved planning explicitly mentions "The Demolition of existing detached dwelling..." as part of the approved works, it is my understanding that the planning permission granted has been taken up and is now in place for perpetuity, as a result of the demolition of the existing detached dwelling (part of the agreed works under the planning granted) having occurred before the required commencement date.

The Town and Country Planning Act 1990 S.56 (4) (aa) lists Demolition of any part of a building as a material operation for the purposes of determining whether a development has commenced.

The CIL Team were informed in April 2024 of a planned commencement date of 4th May for the Demolition, and subsequently the Building Control Team were notified end of May 2024 that the Demolition of the existing dwelling had occurred.

Please confirm that the planning permission granted under AB/24/23/PL, as amended by AB/23/24/S73 is now in place for perpetuity by fact that the demolition of the existing detached dwelling has occurred before the required commencement date.

Location: 23 Torton Hill Road Arundel BN18 9HF

Thank you for your application submitted via the internet on 23rd April 2026. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number

AB/26/26/CLE.

Once your application has been checked we will contact you again.

This letter does not confirm validity of the application/documentation submitted.

Yours sincerely



**Neil Crowther
Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>