

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

## DECISION NOTICE

Application Ref: AB/26/26/CLE

### To Addressee

Mark Harding  
The Coach House  
Liphook  
GU30 7DL

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### Site Address

23 Torton Hill Road  
Arundel  
BN18 9HF

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### Description of Application

Lawful Development Certificate to establish whether planning permission AB/23/24/S73 has commenced.

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The development 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 on 23/04/26, the works approved under AB/23/24/S73 had lawfully commenced, and remain extant and implementable.

#### EXTENT OF USE

Lawful commencement of AB/23/24/S73, in accordance with the following approved plans:

- Location Plan (ID: MPMUP-01152329)(Dated: 29th February 2024).
- Front Elevation (Accepted: 01/03/24).
- Roof Plan (Accepted: 01/03/24).
- Proposed Street View (Accepted: 29/02/24).
- Proposed Ground & First Floor Plan (Accepted: 29/02/24).
- Proposed Side Elevations (Accepted: 29/02/24).
- Proposed Rear Elevation (Accepted: 29/02/24).
- Proposed Site Plan (Accepted: 29/02/24).

#### FIRST SCHEDULE

Lawful commencement of works approved under AB/23/24/S73, comprising the variation of Condition 2 relating to the approved plans of application reference AB/24/23/PL.

#### SECOND SCHEDULE

23 Torton Hill Road, Arundel, BN18 9HF.

Neil Crowther



Group Head of Planning

Case Officer: Harry Chalk

Decision Issued: **2nd July 2026**

Arun District Council  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

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

## NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

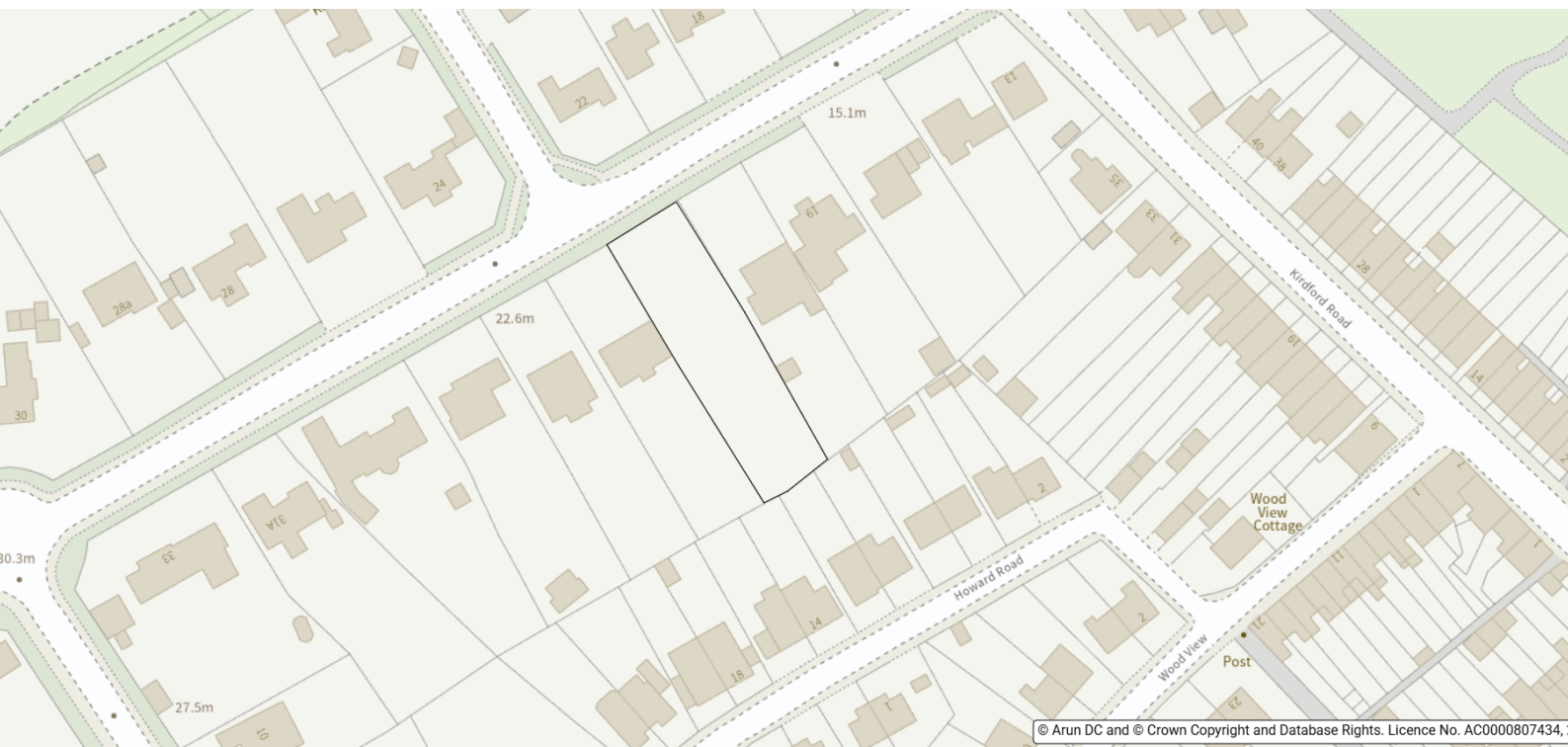
### TOWN & COUNTRY PLANNING ACT 1990

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).



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