

Extension Architecture
First Floor Cobden House
231 Roehampton Lane
Roehampton
SW15 4LB

Please ask for: Harry Chalk
Email: harry.chalk@arun.gov.uk
Telephone: 01903 737577
Our Ref: AW/268/24/DEM
Your Ref:
Date: 31st October 2024

Dear Mr Kim,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015(as amended), Schedule 2, Part 11, Class B

Prior Notification for Demolition

Development: Prior notification under Schedule 2, Part 11, Class B for the demolition of the former Montrose Hotel.
Location: Former Montrose Hotel 2 Selsey Avenue Aldwick PO21 2QX

Receipt Name:	Receipt No:	Amount:
Planning portal	P126525	£120.00

Thank you for your notification received on 23rd October 2024, I am writing to acknowledge that it was accepted as valid on 31st October 2024 and is now being assessed to ensure that the proposal complies with the conditions, limitations or restrictions under the above Order and whether sufficient information has been provided to establish this requirement.

If you have any concerns about the way that the council has described your proposed work you should contact the case officer, Harry Chalk who will be dealing with your application, to discuss the matter.

You can follow how your application is progressing on the council's website:

<https://www.arun.gov.uk/planning-application-search>

The case officer will screen your application under the Town and Country Planning (Assessment of Environmental Impact) Regulations 2017 to be certain that permitted development rights apply.

The General Permitted Development Order (Part 11) specifies that development should not begin before the occurrence of one of the following:-

- the receipt from the local planning authority of a written notice of their determination that prior approval is not required to carry out the development in accordance with the details submitted;
- where the local planning authority give you written notice within 28 days following the date of the authority receiving the application of a determination that prior approval is required and the giving of such approval; or
- the expiry of 28 days following the date on which the local planning authority received the application, without the authority making any determination as to whether prior approval is required or notifying you of their determination (the development as shown on the submitted plans can then be carried out within a period of five years from the date on which the authority received the notification).

I must advise you that if development has begun or begins before any of the above occurs then it will not be possible to make a determination and a full planning application will be required for the development.

Please be aware that under Section 80 of the Building Act: 1984 you are required to give the Council no less than six weeks' notice of your intent to demolish. This is to enable the council to liaise with appropriate Statutory Undertakers and for them in turn to have sufficient time to attend to matters that they might have issue with in respect of this site. Please ensure you address your notification to: The Building Control Manager, Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF. Alternatively you can e-mail: bldg.con@arun.gov.uk

Please be advised that the Council adopted the Arun Community Infrastructure Levy (CIL) Charging schedule on 15 January 2020. The CIL charging schedule came into effect on 1 April 2020 and any works commenced after this date may be CIL liable. Please familiarise yourself with the CIL charging processes at:

<https://www.arun.gov.uk/cil/>

For details on how the Council will deal with your data, please refer to our privacy notice called Privacy statement planning application on our website:

<https://www.arun.gov.uk/privacy-policy>

Please do not hesitate to contact the case officer if you have any queries.

Yours sincerely



Neil Crowther
Group Head of Planning

Please note: When an application is submitted online or with an email address in the agent details, most correspondence, including the decision notice will be sent by email. It is therefore important that you inform us if you make any change to your email address 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>