

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: BR/151/20/CLE

To Addressee

Rodway Planning Consultancy Ltd
293 Upper Shoreham Road
Shoreham by Sea
BN43 5QA

Site Address

Knighton Chambers, Suite 4
39 Aldwick Road
Bognor Regis
PO21 2LN

Description of Application

Lawful development certificate for the existing office use as B1(a).

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 at the date specified above, the part of the first floor, Suite 4, was used as offices (B1 use class) in for a continuous period of 10 years.

EXTENT OF USE

The extent of use is that defined on the submitted First Floor Plan and Elevations plan (1:100), Site Block Plan (1:500), Site Location Plan (1:1250) and relates to the use of the Suite 4 at first floor of 39-41 Aldwick Road as offices comprising of two offices of good size (4a,4c), one very small office in the middle (4b), small hall and toilet.

FIRST SCHEDULE

Use of the part of the first floor of Knighton Chambers, 39-41 Aldwick Road defined as Suite 4 which is accessed from the ground floor from Aldwick Road as offices.

SECOND SCHEDULE

Suite 4, Knighton Chambers, 39-41 Aldwick Road, Bognor Regis, West Sussex, PO21 2LN



Neil Crowther

Group Head of Planning

Case Officer: Ms M Tomalova

Decision Issued: **3rd September 2020**

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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