

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: LU/238/19/CLE

To Addressee

Brooker Farm Trading Limited
Littlehampton Marina
Ferry Road
Littlehampton
West Sussex
BN17 5DS

Site Address

Unit 3 Ferry Road
Littlehampton Marina
Littlehampton
BN17 5DS

Description of Application

Lawful development certificate for existing building being used for offices with ancillary storage.

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 land has been used for offices with ancillary storage for a continuous period of 10 years.

EXTENT OF USE

Use of the site for offices with ancillary storage

FIRST SCHEDULE

Use of the site for offices with ancillary storage as indicated on the following plans:

- Location Plan dwg.no. LMRSC/1a received on 31st July 2019.
- General Arrangement Floor Plan Dwg.no. 103 B dated 20/11/98.
- Elevations Unit 3 Dwg.no. 104 dated 20/11/98.

SECOND SCHEDULE

Unit 3, Ferry Road, Littlehampton Marina, Littlehampton, BN17 5DS.



Neil Crowther
Group Head of Planning

Case Officer: Mr A Wood

Decision Issued: **13th December 2019**

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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