ADUR
DISTRICT COUNCIL

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Development Control

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: S191 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995: ARTICLE 24

The Adur District Council hereby certify that on the 16th July 2009 (reference ADC/0259/09) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:-

01. The use of the live-work unit wholly and exclusively as a dwellinghouse involved a material change of use constituting 'development' as defined by section 55 of the Act and was in breach of condition 35 of the planning permission SU/216/025/TP but, because the use was commenced more than 4 years ago, it is now outside the scope of enfircement action under section 171B of the Act.

Signed:

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 13.08.2009

First Schedule

Application for certificate of lawfulness for existing use of live-work unit wholly and exclusively as a dwellinghouse (use Class C3)

Second Schedule

10 Broad Reach Shoreham-by-Sea West Sussex BN43 5EY

Notes

a) This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).

b) It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date, and thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.

c) This certificate applies only to the extent of the matter described in the First Schedule and the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.