

Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	33
Suffix	
Property Name	The Grizzly Bear
Address Line 1	South Street
Address Line 2	Tarring
Address Line 3	West Sussex
Town/city	Worthing
Postcode	BN14 7LG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
513343	103439

Description

Microbar

Applicant Details

Name/Company

Title

Mr.

First name

Joe

Surname

Ashton

Company Name

The Grizzly Bear

Address

Address line 1

33 South Street

Address line 2

Address line 3

Town/City

Worthing

County

West Sussex

Country

United Kingdom

Postcode

BN14 7LT

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal to make modest adjustments to existing permissions at the The Grizzly Bear micro-bar at 33 South Street, Worthing BN14 7LT. We are looking to:

- * Slightly increase hours of trading
- * Facilitate delivery with minimal disruption
- * Permit customers to eat take-away food on the premises
- * Assure that we are permitted to play recorded music

Reference number

AWDM/1779/19

Date of decision (date must be pre-application submission)

18/06/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Proposed conditions to be varied are:

Condition 7: At no time shall the rear yard be used for staff/patron access, deliveries, or beer garden or similar outdoor socialising activity associated with the drinking establishment.

Condition 8: No amplified and/or live music shall be played at any time within or outside of the premises.

Condition 9: No customer trade or business shall take place on the premises except between the hours of:

10.00am to 11.00pm of the same day Monday to Thursday,

10.00am to 12.00pm of the same day Friday to Saturday and Bank/Public Holidays,

11.00am to 10.30pm of the same day Sundays

Condition 11: No hot or cold food shall be prepared/cooked/heated-up or served to customers on the premises (other than pre-packaged bar snacks).

Condition 12: The table and chairs in connection with the approved use shall be placed on the private forecourt area of the premises not exceeding 2m in depth and shall at no time be placed on the public highway. There shall be no use of the private forecourt area for outdoor seating between 21.30hrs and 10.00 the following day during which time the tables and chairs shall be cleared from the private forecourt area and stored within The Grizzly Bear 33 South Street Tarring or such alternative location as may be agreed in writing with the Local Planning Authority. The use of the private forecourt shall at all times be carried on in accordance with the submitted noise management plan.

17: The front door shall not be left open after 21:30 and shall only be used to enter and exit the building after that time.

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 7: At no time shall the rear yard be used for staff/patron access, deliveries, or beer garden or similar outdoor socialising activity associated with the drinking establishment.

Currently, it is extremely difficult to arrange deliveries without use of the back garden. Our suppliers rarely deliver during our opening hours (after 5pm). This means that we must know when our deliveries are arriving, and be on the premises to receive them. If our supplies could leave and collect items on/from a small area in the back garden, that would be much more efficient.

Condition 8: No amplified and/or live music shall be played at any time within or outside of the premises.

I believe we are following this condition, but I want to be sure. We play recorded music at a considerate volume from speakers within the bar (never outside). But I want to be certain that the wording "no amplified music shall be played..." does not mean that we cannot play ambient music inside the bar. While addressing this, I would also like to be able to play acoustic live music.

Condition 9: No customer trade or business shall take place on the premises except between the hours of:

10.00am to 10.30pm Monday to Saturday,

11.00am to 10.30pm Sundays and Bank Holidays

From 2020 to 2021, opening hours were successfully extended to: 10am - 11pm Monday to Thursday, 10am - 12am Friday, Saturday and Bank Holidays. I would simply like to make that temporary adjustment permanent.

Condition 11: No hot or cold food shall be prepared/cooked/heated-up or served to customers on the premises (other than pre-packaged bar snacks).

We would like to support a neighbourhood restaurant across the road (Rincon de Pepe), and allow our customers to eat their food in the bar.

Condition 12: The table and chairs in connection with the approved use shall be placed on the private forecourt area of the premises not exceeding 2m in depth and shall at no time be placed on the public highway. There shall be no use of the private forecourt area for outdoor seating between 21.30hrs and 10.00 the following day during which time the tables and chairs shall be cleared from the private forecourt area and stored within The Grizzly Bear 33 South Street Tarring or such alternative location as may be agreed in writing with the Local Planning Authority. The use of the private forecourt shall at all times be carried on in accordance with the submitted noise management plan.

Currently, tables and chairs do not extend more the 2m from the front of the building, and benches are taken in at 9:30pm. For security purposes, the tables themselves are bolted to the ground. I would like to change the wording, so that we are not in breach of the condition by not bringing bolted tables inside.

17: The front door shall not be left open after 21:30 and shall only be used to enter and exit the building after that time.

The front door is rarely left open, but in the summer I would hope to leave it open until 10pm.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 7:

We wish to be able to receive deliveries and take collections to and from the back garden. We would require an area of no more than 4sq metres to do so. Items (e.g. kegs) would be left neatly in a small area either to be collected by the supplier, or brought inside by us upon arrival. If we are able to do this, I would also hope to change the permissions to allow staff access. Upstairs tenants already use the garden for access. Patrons will never access this space, except in the event of an emergency exit; and we will certainly not be using the garden space as a beer garden or social area.

Please note that this space is already used liberally by the other leaseholder. Their numerous bins currently reside in the garden, and up until very recently the leaseholder's tenants used the garden as a dumping ground. We regularly cut back the weeds and keep the garden tidy. A small, neat stack of kegs that is removed quickly will not be a detraction.

Condition 8:

As mentioned above, I do not believe we are currently in breach of this condition. We play ambient music from speakers but I don't want this to be confused with "amplified music". We don't currently play live music, but I would like to be able to do so and support local musicians. I would like to change the condition so that we have to option to play live, acoustic music.

Condition 9:

I would like to change opening hours to:

10am - 11pm Sunday to Thursday

10am - 12am Friday, Saturday and Bank Holidays

These opening hours were successfully but temporarily permitted from 2020 to 2021. I would like to reinstate them permanently. The bar has always been a community hub, and the slightly longer opening time was much appreciated by the community. That said, the extended opening times are still not so long as to aggravate neighbours or require a late license. We would also need enough clean-up time after the close.

Condition 11:

Patrons often ask us if they can eat at the establishment. Similarly, the restaurant nearest to us, Rincon de Pepe, has asked if they can provide a short menu to be enjoyed in the bar. While we would not be cooking, heating or preparing anything ourselves, we would like to support another local business and have the option to serve their food.

Condition 12:

Noise levels outside are constantly monitored, as a courtesy to our neighbours. While we do bring in the benches, we cannot do the same with the tables as they are bolted to the ground. I would just like for that to be reflected in the wording. I also would like to propose that we bring seating in at 10pm rather than 9:30pm.

Condition 17:

As with Condition 12, I would like to propose that the door be allowed open (weather permitting) until 10pm.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

AWDM/1779/19

Date (must be pre-application submission)

12/01/2026

Details of the pre-application advice received

For a brief time, the establishment had been staying open during the the hours of the temporary permission. Ms. Green alerted us that these hours were, in fact, temporary and we have since reverted to following all existing permissions. Subsequently, we have taken this opportunity to request reasonable adjustments to the permissions, to facilitate our business and prevent us from falling foul of the regulations.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Rainbow Reid Property

Number:

60

Suffix:

Address line 1:

Walm Lane

Address Line 2:

Town/City:

London

Postcode:

NW2 2RA

Date notice served (DD/MM/YYYY):

27/03/2026

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr.

First Name

Joe

Surname

Ashton

Declaration Date

30/04/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Joe Ashton

Date

01/05/2026