WORTHING BOROUGH COUNCIL

Mr Chris Simmonds
Enhance Architecture
1 Grosvenor Road
Bristol
BS2 8XD

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0237/26

Details of Development
CHANGE OF USE OF FIRST FLOOR FROM COMMERCIAL (USE CLASS E) TO ONE RESIDENTIAL UNIT (USE CLASS C3); EXTENSION OF EXTRACT FLUE TO ABOVE EAVES LEVEL; REMOVAL OF REAR STAIRCASE AND ALTERATIONS TO FENESTRATION

Location of Development
3 - 4 LIVERPOOL BUILDINGS LIVERPOOL ROAD WORTHING WEST SUSSEX BN11 1SY

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 2nd March 2026.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Head of Planning & Development
05/11/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
KOMMERLING C70 BROCHURE JANUARY 2024		13.08.2026
GEORGIAN BAR SYSTEM SPECIFICATION		13.08.2026
PRODUCT IMAGE - GEO BAR WITH DUPLEX BAR		13.08.2026
C70 SYSTEM SHEET		13.08.2026
SAFE ACCESS & EGRESS ROUTE	FRE-LIVERPOOL-2026-ADD01	06.10.2026
PROPOSED FIRST FLOOR PLAN	P302 REV A	31.07.2026
PROPOSED GROUND FLOOR PLAN	P301 REV A	31.07.2026
LOCATION & BLOCK PLANS	X000 REV A	31.07.2026
PROP REAR ELEVATION (S/E FACING) & WINDOWS	2519_3-4LB_P303B	03.11.2026
FLOOD RISK ASSESSMENT	Revised Issue 12.06.2026	16.06.2026
EXISITING GROUND FLOOR PLAN	X001	02.03.2026
EXISTING FIRST FLOOR PLAN	X002	02.03.2026
FRONT ELEVATION	X003	02.03.2026
REAR ELEVATION	X004	02.03.2026

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The development hereby permitted shall not be carried out unless and until sections of the rear windows at a scale of 1:5; detailing the dimensions/ profiles/ proportions of the frames and glazing bars, the pattern of opening windows have been submitted to and approved in writing by the Local Planning Authority. The windows shall only be installed in accordance with the approved details and retained as such thereafter.

Reason: *In the interests of visual amenity and to comply with policies DM5 and DM24 of the Worthing Local Plan.*

04. Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should include full details of glazing and ventilation strategy to prevent overheating, should windows need to be kept closed to meet the internal noise standards.

Reason: *To protect future residents from noise in accordance with policy DM22 of the Worthing Local Plan (2023).*

05. The use hereby permitted shall include a sound insulation scheme for protecting the residential unit from noise. The Scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Following implementation of the insulation scheme, a test shall be undertaken to demonstrate that the attenuation measures carried out has achieved the minimum airborne sound insulation criteria. The use of the development shall not commence until test results, demonstrating the minimum sound insulation criteria has been achieved, has been submitted to and approved by the local planning authority. The insulation shall be retained as approved for the lifetime of the development

Reason: *To protect future residents from noise in accordance with policy DM22 of the Worthing Local Plan (2023).*

06. The bike and bin store shown on the ground floor plan shall be made available for bike and bin storage prior to first occupation of the development and thereafter permanently retained for that purpose.

Reason: *In the interest of amenity and promoting sustainable means of transport in accordance with policies DM9 and DM15 of the Local Plan.*

07. Details of sustainability measures shall be submitted to and approved by the Local Planning Authority in writing and shall be fully implemented prior to the occupation of the dwelling hereby approved. Details shall include but not be limited to:
- SAP calculations to demonstrate at least 20% reduction of CO2 compared to Building Regs Part L 2021
- Evidence a minimum EPC C rating has been achieved for the new dwelling
- Evidence of low water use measures to ensure no more than 110L per person per day

Reason: *To minimise the impact of the development on climate change having regard to policies DM16, DM17, and DM21 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The Applicant is reminded that the development the subject of this decision notice is liable for Community Infrastructure Levy (CIL). A CIL Liability Notice will be issued to the liable person(s) and a CIL Land Charge added to the register. CIL will become liable upon commencement of the development with the liable person(s) required to submit a CIL Commencement Notice at least one day before the development commences. Further information can be found on the Council's website via the link https://www.adur-worthing.gov.uk/planning-policy/infrastructure/

In calculating individual charges for the levy, regulation 40 (as amended by the 2014 Regulations), requires collecting authorities to apply an index of inflation to keep the levy responsive to market conditions. The index is the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. This index presents forecast figures, which are updated and finalised periodically. To reduce the need for repeated re-calculation indexing will be applied from the previous 1st November of the date of the CIL Liability Notice to the previous 1st November of the date the payment is due using the national all in Tender Price Index.

03. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British

Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

04. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).