WORTHING BOROUGH COUNCIL

Mr Chris Barker
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64-68 Brighton Road
Worthing
BN11 2EN
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0389/26

Details of Development
CHANGE OF USE OF FIRST FLOOR FROM RETAIL (USE CLASS E) TO NINE RESIDENTIAL UNITS (USE CLASS C3) WITH ASSOCIATED ALTERATIONS AT GROUND FLOOR TO ALLOW ACCESS AND THE ADDITION OF FIRST FLOOR WINDOWS.

Location of Development
THE MONTAGUE CENTRE LIVERPOOL ROAD WORTHING WEST SUSSEX

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 1st May 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
09/11/2026

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
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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
EXISTING FIRST FLOOR PLAN	NF-03	20.08.2026
PROPOSED FIRST FLOOR PLAN	NF-102 Rev C	20.08.2026
PROPOSED FIRST FLOOR PLAN - NORTH	NF-203 Rev C	20.08.2026
PROPOSED ELEVATIONS - WEST	NF-300 Rev C	20.08.2026
PROPOSED ELEVATION	NF-301 Rev B	20.08.2026
PROPOSED S & W PART ELEVATIONS	NF-303 Rev C	20.08.2026
PROPOSED NE & E PART ELEVATIONS	NF-302 Rev B	20.08.2026
ACOUSTIC REPORT	V3 1230.001R.4.OJP	01.05.2026
EIGHTFOLD COMMERCIAL STATEMENT LETTER	19 December 2025	01.05.2026
GIA DAYLIGHT & SUNLIGHT INTERNAL ASSESSMENT	11 July 2025	01.05.2026
GTA DRAINAGE STATEMENT	V2 - 4 September 2025	01.05.2026
PJR ENERGY STATEMENT	V3 C38/01 ENS VER 03	01.05.2026
B-FIRST FIRE SAFETY PLANNING STATEMENT	21281	01.05.2026
HERITAGE IMPACT ASSESSMENT	MQSC.02 JAN 26	01.05.2026
TRANSPORT-TECHNICAL NOTE	JANUARY 2026	01.05.2026
FINANCIAL VIABILITY REPORT	February 2026	01.05.2026
LOCATION & BLOCK PLANS	NF-01 REV -	01.05.2026
EXISTING GROUND FLOOR PLAN	002 REV -	01.05.2026

Reference/Drawing Number	Version	Date Rec
EXISTING FIRST FLOOR PLAN	003 REV B	01.05.2026
EXISTING SECOND FLOOR PLAN	004 REV A	01.05.2026
EXISTING ROOF PLAN	005 REV A	01.05.2026
EXISTING ELEVATIONS	010 REV -	01.05.2026
LOCATION & BLOCK PLANS	NF-01 Rev A	20.08.2026
EXISTING GROUND FLOOR PLAN	NF-02	20.08.2026

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 following external details shall not be implemented until large scale drawings (typically 1:20 scale or larger) and cross sections where necessary of the following have been submitted to and approved in writing by the Local Planning Authority:
a) windows including surrounds
b) relocated windows on the north east and north elevations

All windows including the three relocated windows shall be installed prior to occupation in accordance with the details approved within this condition and retained thereafter.

Reason: *In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policies DM5 & DM24 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2026.*

04. External materials shall only be used on external faces of the development hereby approved (including any to be used on the external faces of the existing building), subject to their approval in writing first by the Local Planning Authority following the submission of details and samples where required by the Authority. The materials as approved shall be retained for the lifetime of the development.

Reason: *In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policies DM5 & DM24 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2026.*

05. No dwelling shall be occupied until secure cycle parking stores and bin stores have been provided in accordance with the approved plans. These shall be then kept permanently available and maintained for these purposes.

Reason: *In the interests of sustainable transport and amenity in accordance with DM9 of the Worthing Local Plan 2020 - 2036.*

06. Any external aerial/antenna and / or satellite dish (if any) for that building, shall first be submitted to and approved by the Local Planning Authority. Thereafter no other external aerial/antenna or satellite dish shall be installed on any building in areas which are visible from outside the site.

Reason: *To avoid multiple aerial / antenna and / or satellite dishes, in order to safeguard the appearance of the development and conservation area as per policies DM5 and DM24 of the Worthing Local Plan 2020 - 2036.*

07. No external lighting which is visible from outside the site, shall be installed unless details, including design, position and luminance, have first been submitted to and approved in wiring by the Local Planning Authority.

Reason: *In order to provide lighting as part of safe, safe accessible development and to balance lighting needs with the interests of the wider townscape, conservation area, neighbouring and amenities in accordance with policies DM5 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2026.*

08. Prior to commencement of any works, details of:
i) construction and insulation to minimise risk of noise and vibration between floors, walls and adjoining spaces within the development;
ii) and any acoustic glazing and ventilation (based upon an overheating assessment) and any necessary control of odour risk,
shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented and permanently retained.

Reason: *To safeguard residential amenity in accordance with policies DM5 and DM22 of the Worthing Local Plan 2020-2036.*

09. No development shall be occupied until all means of noise and vibration mitigation, acoustic glazing and ventilation, (including any odour risk control measures) approved under condition 8 above have been completed and details of the post implementation independent verification have been submitted to an approved in writing by the Local Planning Authority to demonstrate that the mitigation and ventilation measures undertaken are effective and protect noise sensitive development from noise & vibration. Any remedial actions arising from this verification testing which are then required by the Local Planning Authority shall also be implemented and permanently retained and maintained thereafter.

Reason: *To safeguard residential amenity in accordance with policies DM5 and DM22 of the Worthing Local Plan 2020-2036.*

10. No external fixed plant, or mechanical vent or duct shall be installed until details including acoustic performance have been first been submitted to and approved in writing by the Local Planning Authority. All plant shall be maintained in accordance with manufacturer's guidance and shall always accord with the approved details including acoustic performance

Reason: *To safeguard neighbouring amenities in accordance with policies DM5 and DM22 of the Worthing Local Plan 2020-2036.*

11. All windows within Flats N1 and N2 shall have obscure glazing of at least Level 4 up to 1.6m above internal floor level at all times and shall also be un-openable up to 1.6m above internal floor level at all times

Reason: *To safeguard neighbouring amenities and privacy in accordance with policy DM5 of the Worthing Local Plan 2020 - 2036.*

12. No construction work relating to the development, or operational or construction vehicles, shall be undertaken or operated on the site except between the hours of: 08.00 and 18.00 on Mondays to Friday and between the hours of 08.30 and 13.00 on Saturday and not at any time on Sundays or Public Holidays.

Reason: *In the interests of highway safety and the amenities of the area and a balance between the protection of local and residential amenities and times of development work in accordance with policies DM13 and DM22 Worthing Local Plan 2020 - 2036.*

13. The number of residential units shall not exceed 9 (nine) in number and these, shown as N1 to N9, shall be laid out in accordance with the plans approved for this permission.

Reason: *In the interests of clarity, to ensure that the amount of development is in accordance with this planning permission.*

14. No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage travel by sustainable means in accordance with policy DM15 of the Worthing Local Plan.*

15. A) The development hereby approved shall (unless alternatives are agreed in writing by the Local Planning Authority), incorporate the following sustainable energy and heat management measures, in accordance with the details in the Energy Statement (Planning) by PJR, dated July 2025 submitted with the current application:
    i) Energy efficient building fabric and mechanical ventilation;
    ii) Air-source heat pump);
    iii) Low energy lighting
    iv) Efficient water goods and fixtures to achieve <110L/Person usage/day;
    v) Operational waste management.

    B) Written confirmation, including independent professional verification, shall be submitted to and approved in writing by the Local Planning Authority, within 3

months of the first occupation of the development, (or such other time as shall first be agreed in writing by the Local Planning Authority), to confirm that these measures have achieved the target CO2 reduction contained in the PJR report below the baseline model including renewable energy, and confirming the installation of water goods and fixtures to achieve a target of <110L/Person usage/day. The verification document shall include any proposed and timetabled remedial measures if these targets have not been met, in which event the remedial measures thereby approved shall then be implemented in accordance with that timetable.

Reason: *o ensure CO2 reduction through sustainable construction, renewable energy and to ensure water efficiency provision in accordance with policies DM16, DM17 and DM21 of the Worthing Local Plan and the NPPF, 2026.*

16. No development shall take place, including any works of dismantling, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
i) the anticipated number, frequency and types of vehicles used during construction;
ii) the method of access and routing of vehicles during construction;
iii) the parking of vehicles by site operatives and visitors;
iv) the loading and unloading of plant, materials and waste;
v) the storage of plant and materials used in construction of the development;
vi) the erection and maintenance of security hoarding;
vii) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
viii) details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area.*

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

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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).