



ADUR DISTRICT COUNCIL

Stickland Wright Ltd
23 Vine Street
Brighton
BN1 4AG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0158/26

Details of Development

APPLICATION TO VARY CONDITION 2 SUBMITTED DRAWINGS TO INCLUDE CHANGES TO MATERIALS, LEVEL CHANGES TO PATIO, ENLARGEMENT OF PATIO DOORS AND CHANGES/ADDITION TO NORTH AND SOUTH FACING ROOFLIGHTS OF APPROVED AWDM/1846/22

ORIGINAL DESCRIPTION: PART DEMOLITION OF FORMER NIGHTCLUB BUILDING AND CONVERSION INTO SINGLE DWELLING HOUSE

Location of Development

DEVELOPMENT SITE OF 11 WEST STREET AND REAR HALL WEST STREET SHOREHAM-BY-SEA 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 11th February 2026.

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

Gary Peck
Head of Planning & Development
08/04/2026

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
PROPOSED PLANS, SECTION & ELEVS	P-110 C	07.04.2026

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 permission AWDM/1846/22 (i.e by 31st January 2027).

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

03. Notwithstanding the submitted drawings, no development shall commence until precise details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with Policy 15 of the Adur Local Plan.*

04. Prior to commencement of the development hereby permitted, an emissions mitigation assessment shall be submitted to and approved in writing by the local planning authority. Any mitigation measures shall be implemented prior to first occupation and shall thereafter be retained for the lifetime of the development.

Reason: *In the interests of amenity and to protect future occupiers and to accord with Policy 15 of the Adur Local Plan.*

05. 5) Prior to commencement of the development hereby permitted, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the local planning authority:

i) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site;

ii) A site investigation scheme, based on i) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; iii) The site investigation results and the detailed risk assessment

(ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken; and

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction or demolition work, a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development shall be carried out until it has been investigated by the developer. The local planning authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the local planning authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

06. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times: Monday - Friday: 0800 - 1800 Hours Saturday: 0900 - 1300 Hours Sundays and Bank Holidays: no work permitted Any temporary exception to these working hours shall be agreed in writing by the local planning authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *To protect the amenities of the adjacent occupiers and to accord with Policy 15 of the Adur Local Plan.*

07. Prior to commencement of the development hereby permitted, including any works of demolition, a Construction Management Plan shall be 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 follows:

- i) the method of access and routing of vehicles during construction;
- ii) the parking of vehicles of site operatives and visitors;
- iii) the loading and unloading of plant, materials and waste;
- iv) storage of plant and materials used in the construction of the development; v) the erection and maintenance of security hoarding;
- vi) no burning on site;
- vii) measures to control the emission of dust and dirt during construction;
- viii) details of public engagement both prior to and during construction works.

Reason: *In the interests of amenity and highway safety and to accord with Policies 28 and 34 of the Adur Local Plan.*

08. No part of the development hereby permitted shall be occupied until details of covered and secure cycle parking spaces have been submitted to and approved in writing by the local planning authority. The cycle parking spaces shall thereafter be retained for the lifetime of the development.

Reason: *To reduce the reliance on the car and encourage sustainable transport having regard to policy 28 of the Adur 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.

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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://acp.planninginspectorate.gov.uk>.
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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).