

I confirm that the premises has been used continuously as an office (Use Class E) for a period exceeding 10 years, dating back to at least 29/10/2012. While the west elevation of the building underwent essential structural repairs between December 2022 up to September 2023; this period did not constitute an abandonment of the office use.

During these works, the property remained under the control of the business, office equipment was retained on-site (where safety permitted), and there was a clear and documented intention to resume full operations immediately upon completion of the repairs.

The east elevation of the building was also still operational and safe for use, and as such, a lease was granted to ONE SKIN PRODUCTS LTD (OSPL). OSPL traded between November 2022 up to December 2023, which traded under Class E (a) Use (Commercial, Business and Service.)

Evidence of this occupation, including Non-Domestic Rates bill, and Lease, is provided in Appendix **A.1. (iv) (v)**

Consequently, this temporary cessation for maintenance is a 'de minimis' interruption that does not reset the 10-year clock for the purposes of Section 171B(3) of the Town and Country Planning Act 1990.

Evidence of these repairs, including Building Control correspondence, is provided in Appendix **A.2 (i) (ii) (iii)**

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Name: Matthew Dowling

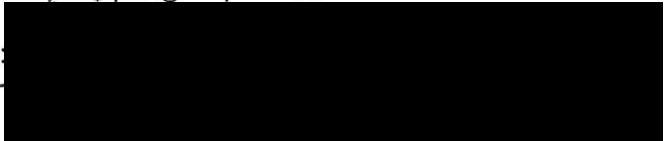
Date: 26th May 2026

Correspondence Address:

The Hollies, 83 Little High Street, Worthing, West Sussex. BN111DH

Mobile: 07503 629926

Email: matthew@pesgroup.co.uk

Signature: 

Schedule of Evidence: [Site Address]

Appendix Ref	Date(s)	Document Type	Purpose / What it Proves
A.1	May 2026	Witness	<u>Evidence of office use since 2012</u> i. Mr. S. Harbour ii. Mr. N. Antal iii. Ms. O. Dowling
		Statements x 3	
		Non-Domestic Rates	
	2022-2023	Statements (One Skin)	<u>Evidence of office use</u> iv. Proves the premises continued to operate under CLASS E v. LEASE Agreement vi. One Skin Clinic Photos
		Property Lease (One Skin)	
A.2	11/06/2020		<u>Establishes the structural issues that required removal of:</u> i. tree, and ii. the replacement of 2 chimneys iii. Photograph of work in progress
	01/07/2022	Planning Permission2	
B.1	2012 – 2026	Electricity & Gas Bills; Bank Statements;	<u>Shows continuous utility consumption consistent with office occupancy.</u>
		Non-Domestic Rates; Invoices; HMRC-ICO-Accounts-Legal Invoice	
C.1	29/10/212-11/10/2016	LEASE Agreements	<u>Evidence of business occupation</u> i. Domestic Energy Assessors ltd ii. Black Box Energy ltd iii. Office photos
	18/05/2015-		
	21/03/2023		

D.1	19/05/2014	Lloyds Bank	i.	Commercial Bank Loan-Domestic
	19/05/2014	Debenture		Energy Assessors Ltd. Proves
	17/05/2015	Lloyds Bank Plc	ii.	premises operated as CLASS E
		Companies		Security Guarantee provision for
		House Filings	iii.	Domestic Energy Assessors Ltd
	27/09/2017	Just Cash Flow	iv.	AD01 Change of Registered Office
		Debenture		Address: Black Box Energy ltd
				Details of Charge on Black Box
				Energy Ltd
	May 2024-	Lloyds Bank		
	March 2026	Statements	v.	Lloyds Bank Statements for
				Dowling Property

E.1 May 2026 Site Plans Existing Site Plans x 2

F.1 07/09/2012 Solicitors completion letter Confirmation of commercial
purchase of the premises

G.1. 12th January 1994. APPLICATION WB/93/0829 WOMANS ROYAL VOLUNTARY
SERVICE TRUSTEES LTD. "PREMISES SHALL ONLY BE USED AS OFFICES, WITHIN USE CLASS B1."

H.1 16/09/2013 EMAIL Re. Hollies: Planning identified the premises identified as B1
Use

I.1. 03/07/2012 (Forwarded 11/04/2014) EMAIL Re. Hollies: Matthew Porter's
response to my Solicitor, whereby we requested clarification on the Office planning
status. The email was a firm response (that the premises had Office status) to tell us to
get on with it, in that "business operations had changed since 1996..." "Our position is
making the process of purchase easier and more speedier for all parties involved."

J.1 07/08/2014 EMAIL Re. Hollies: (An enquiry was made as to a possible use as a Dog Day Care Centre-This was not progressed). Matthew Porter's email confirms B1 (Offices) as the premises current status. Also: "We are keen to retain a future commercial operator for this premises, and continued occupation would help safeguard the Listed Building."

K.1. 2012 Marketing and sales particulars. Evidence that the building was in 2012 was marketed and sold as an office premises.

Where companies entered liquidation on, the building remained an office unit throughout this period. The liquidation process was an administrative cessation of activity, not a material change of use. No alternative use was introduced, and the property's physical characteristics (partitioning, desks, IT infrastructure) remained that of an office, awaiting a new occupant as a dormant Use Class E premises.

A.1

i.

WITNESS STATEMENT

Site Address:

The Hollies, 83 Little High Street, Worthing, BN11 1DH

Name: Mr. SAMUEL HARBOUR

Address: 61 DOWNSIDE AVENUE, WORTHING. WEST SUSSEX. BN14 OEX

Occupation: MANAGING DIRECTOR

Statement

I am an employee of Mr. Matthew Dowling, who is the owner of The Hollies.

I confirm that I have personal knowledge of the property known as *The Hollies*.

I have known the property since approximately: **JULY 2013**

During this time, I can confirm the following:

- I have known The Hollies since **2013**
- The property has operated as **office premises** since at least **2013**
- I have worked and operated from The Hollies, and observed the property being used for **business/office purposes**, while I have personally worked in various commercial job roles for Mr. Dowling, including as a Company Director. I continue to work for Mr. Dowling as Managing Director of Platinum ECO Services Ltd, and as a Director of Platinum ECO Services Group Ltd.
- I am aware of some short periods of time, where part of the building was **vacant due to building works or condition issues**. During these periods, The Hollies continued to operate as Mr. Dowling's personal office, whereby he also project managed the structural repair works. The west side portion of The Hollies (where there are no chimneys in situ), was let and occupied by a separate commercial business for a period.
- At no point during my knowledge of The Hollies, has the building returned to community use

I confirm that this statement is true to the best of my knowledge and belief.

Signed: 

Name: SAMUEL HARBOUR

Date: 28/04/2026

A.1
ii

Site Address:

The Hollies, 83 Little High Street, Worthing, BN11 1DH

Name: Mr. NANDI ANTAL

Address: 12, SANDRINGHAM ROAD, CHICHESTER. WEST SUSSEX. PO19 7XJ

Role: Contractor

Statement

I continue to work for Mr. Dowling on a permanent and full-time basis.

I confirm that I have carried out works at *The Hollies*.

The works took place over approximately 5 years, from 2021-2026.

The works included:

- Overseeing contractors and construction work onsite at The Hollies, e.g. chimney replacements, 'Heave' to the front elevation, damp works, structural stabilisation, scaffolding, external wall maintenance, kitchen fitting, electrical works, plumbing and gas heating works

During this time:

- The property was used as a **commercial office premises**
- Business operations were actively carried out from the site
- The building was not used for any community or charitable drop-in purposes

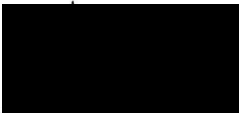
I also confirm that any periods where the building was not in use were due to:

- Business relocation
- Structural or safety issues
- Ongoing repair works

I confirm this statement is true to the best of my knowledge.

I can confirm that periods where the building was vacant were due to:

The condition of the building and the need for essential repairs.

Signed: 

Name: FERENC NANDOR ANTAL

Date: 28.04.2026

A.1.

iii

WITNESS STATEMENT

Site Address:

The Hollies, 83 Little High Street, Worthing, BN11 1DH

Name: Ms. Orla Dowling

Address:

Occupation:

Statement

I confirm that I have personal knowledge of the property known as *The Hollies*.

My Father is the owner of the Hollies.

During this time, I can confirm the following:

- I have known The Hollies since **May 2012**
- The property has operated as **office premises** since late **2013**
- I have worked part-time helping with office admin part-time at The Hollies during 2014-2018, until I left school to go to university. The Hollies was used as **business/office purposes** during my time there, and continued to operate as such
- At no point during my knowledge of The Hollies, has the building returned to community use

I confirm that this statement is true to the best of my knowledge and belief.

Signed:

Name: Ms. Orla Dowling

Date:

26th May 2026.