WORTHING BOROUGH COUNCIL

Mr Luke Carter
Lewis and Co Planning SE Ltd
Lewis & Co Planning
2 Port Hall Road
Brighton
BN1 5PD
United Kingdom

LISTED BUILDING CONSENT

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NUMBER: AWDM/0525/25

On behalf of: Mr K Murataj

In pursuance of their powers under the above-mentioned Acts, for the reason stated hereunder, the Council hereby GRANT Listed Building Consent for the following works:

Listed Building Consent for new shopfront and internal alterations including new walls and demolition of walls for new doors (in conjunction with the partial change of use to residential)

11 Montague Place Worthing West Sussex BN11 3BG

in accordance with the details specified in your Plan and Application No. AWDM/0525/25 submitted to the Council on 28/04/2025 and subject to due compliance with the conditions specified hereunder.

GPeck

Gary Peck
Head of Planning & Development
08/10/2026

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
TRICKLE VENTILATOR BROCHURE		17.08.2026
ACOUSTIC VENTILATION ADDENDUM	1231.001A.1.0. NA	17.08.2026
MONTAGUE PLACE IMAGE		16.07.2026
LATEST DRAWING REGISTER		16.07.2026
EXISTING/PROPOSED LOWERT GROUND FLOOR PLAN	A-02 REV A	16.07.2026
EXISTING/PROPOSED GROUND FLOOR PLAN	A-03 REV C	16.07.2026
EXISTING/PROPOSED FIRST FLOOR PLAN	A-04 REV D	16.07.2026
EXISTING/PROPOSED SECOND FLOOR PLAN	A-05 REV C	16.07.2026
EXISTING/PROPOSED THIRD FLOOR PLAN	A-06 REV D	16.07.2026
EXISTING/PROPOSED LOFT PLAN	A-07 REV D	16.07.2026
EXISTING AND PROPOSED EAST ELEVATIONS	A-08 REV C	16.07.2026
EXISTING AND PROPOSED WEST ELEVATIONS	A-09 REV C	16.07.2026
EXISTING AND PROPOSED NORTH ELEVATIONS	A-10 REV A	16.07.2026
EXISTING AND PROPOSED SOUTH ELEVATION	A-11 REV A	16.07.2026
EXISTING SECTION A-A	A-12 REV A	16.07.2026
EXISTING SECTION B-B	A-13 REV A	16.07.2026
PROPOSED SECTION A-A	A-14 REV A	16.07.2026
PROPOSED SECTION B-B	A-15 REV A	16.07.2026
EXISTING SHOP FRONT WINDOW	A-16 REV B	16.07.2026
PROPOSED EXTERNAL DOOR	A-17 REV C	16.07.2026

Reference/Drawing Number	Version	Date Rec
SECONDARY GLAZING DETAIL	A-18 REV A	16.07.2026
ACOUSTIC WALL VENTILATOR	A-19 REV A	16.07.2026
SPECIFICATION OF WORKS LOWER GROUND FLOOR/GF	A-20 REV A	16.07.2026
SPECIFICATION OF WORKS FIRST FLOOR PLAN	A-21 REV A	16.07.2026
SPECIFICATION OF WORKS SECOND FLOOR PLAN	A-22 REV A	16.07.2026
INTERNAL FIRE RESISTING DOORS SCHEDULE	A-25 REV A	16.07.2026
MECHANICAL VENTILATION STRATEGY & DETAILS	A-26 Rev A	26.08.2026
SCHEDULE OF RETAINED HISTORIC FABRIC	January 2026	07.01.2026
PLANNING & DESIGN & ACCESS STATEMENT		28.04.2025
HERITAGE STATEMENT		28.04.2025
MARKETING REPORT	Tom Graves Property Agen	28.04.2025

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

02. The works for which Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: *To comply with Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.*

03. No works to the new entrance door shall commence until detailed drawings of the door have been submitted to and approved in
writing by the Local Planning Authority. The details shall include:
o 1:2 scale vertical and horizontal sections;
o 1:10 scale elevations;
o full profiles of rails, stiles, panels, mouldings and glazing bars;
o details of door frame, architrave and fanlight and the relationship with the surrounding structure.
Once approved the development shall be carried out in full accordance with the approved details and retained as such thereafter.

Reason: *To ensure the quality of the proposal is realised and accords with policy DM24 of the Worthing Local Plan.*

04. No works to the entrance steps shall commence until detailed drawings have been submitted to and approved in writing by the
Local Planning Authority. The details shall include:

o 1:5 scale sections through the steps and threshold;
o specification of materials, finishes and method of construction;
o details of nosing (including bullnose profile) and junctions with the building.
Once approved the development shall be carried out in full accordance with the approved details and retained as such thereafter

Reason: *To ensure the quality of the proposal is realised and accords with policy DM24 of the Worthing Local Plan.*

05. Prior to manufacture and installation of the entrance railings/handrail, detailed drawings shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
o 1:5 scale elevations and sections, showing relationship to the surrounding structure;
o balustrade/spindle design, spacing and fixing method;
o material specification and finish.
Once approved the development shall be carried out in full accordance with the approved details and retained as such thereafter.

Reason: *To ensure the quality of the proposal is realised and accords with policy DM24 of the Worthing Local Plan.*

06. Prior to commencement of works a full methodology detailing the works to the interior and exterior of the building shall be submitted
to the local planning authority for approval. The schedule shall include material and methodology for all aspects that will have an
impact upon heritage values. Once approved the works shall be carried out in accordance with the schedule.

Reason: *To ensure the works hereby approved are carried out in an appropriate manner utilising appropriate materials in order to preserve the listed building and to comply with policy DM24 of the Worthing Local Plan.*

07. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect the remaining part of the Listed building from collapse or structural damage. Upon completion of the work for which listed building consent is hereby granted, any damage caused to the fabric of the building shall be made good within 2 months in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To preserve the historic character of the building.*

08. Upon completion of the work for which listed building consent is hereby granted, any damage caused to the fabric of the building shall be made good within 2 months in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To preserve the building having regard to the National Planning Policy Framework and policy DM24 of the Worthing Local Plan.*

09. Notwithstanding the submitted information and plans should any further historic features not currently identified be revealed as part of the renovation work details should be submitted to and approved in writing by the Local planning Authority for inspection and recording.

Reason: *To record and preserve the historic character of the building.*

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.

Ref: AWDM/0525/25

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

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 you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. 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.

8. 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.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. 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.