Adur District Council

Planning, Regeneration and Wellbeing

Mr Chunkau Li
70 Goldstone Crescent
Hove
East Sussex
BN3 6BE

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

The Adur District Council hereby certify that on the 4th April 2013 (reference AWDM/0328/13) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan submitted with this application, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:-

01. The Local Planning Authority is satisfied on the balance of probability that the use of the ground-floor as a Chinese takeaway and fish and chip shop (Class A5) and ancillary use of the detached outbuilding in the rear yard shown on the submitted site location plan received 4 April 2013 has taken place for a period of 10 or more years and is lawful for the purposes of S.191 of the Act.

Signed:

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 16.05.2013

First Schedule

Application for a Lawful Development Certificate for existing use of ground-floor as Chinese take-away and fish and chip shop (Class A5) with ancillary use of detached store in rear garden

Second Schedule

9 Middle Road Shoreham-By-Sea West Sussex BN43 6GA

PTO

ADUR DISTRICT COUNCIL
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Notes

a) This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).

b) It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date, and thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.

c) This certificate applies only to the extent of the matter described in the First Schedule and the land specified in the Second Schedule and identified on plan submitted with the application. Any matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.