WORTHING BOROUGH COUNCIL

Mr Brett Hughes
Trustees of the F.B. Steere Trust
Tresvale Melton Avenue
Storrington
West Sussex
RH20 4BH

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 (AS AMENDED)

The Worthing Borough Council; hereby certify that on the 15th July 2025 (reference AWDM/0793/25) 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 191/192 of the Town and Country Planning Act 1990 for the following reason:-

01. On the basis of the available evidence the Local Planning Authority is satisfied that on the balance of probability the existing use of the premises as four self-contained units and an 8-bedroom HMO (Sui Generis) is lawful in planning terms and as such has achieved immunity from enforcement action.

This decision is based on the following submitted plans/documents for avoidance of doubt.

Reference/Drawing Number	Version	Date Rec
BUILDING IMPROVEMENT SPEND		02.03.2026
ASSURED SHORTHOLD TENANCY AGREEMENT 28 JUN		20.02.2026
TIMELINE FOR OCCUPANCY		20.02.2026
JHE CONSTRUCTION INVOICE June 2024		20.02.2026
TENANT MOVING OUT LETTER 4 APR 2024		20.02.2026
ASSURED SHORTHOLD TENANCY AGREEMENT 18 APR		20.02.2026
END OF TENANCY STATEMENT 3 MAR 2019		20.02.2026
ASSURED SHORTHOLD TENANCY AGREEMENT 4 JAN		20.02.2026
LGDS INVOICE 28 FEB 2018		20.02.2026
TEMPORARY MOVE LETTER 24 OCT 2017		20.02.2026
PROOF OF PAYMENT 5 NOV 2016		20.02.2026
END OF TENANCY STATEMENT 30 SEPT 2016		20.02.2026
MR EVANS STATUTORY DECLARATION		26.11.2025

Ref: - AWDM/0793/25

Reference/Drawing Number	Version	Date Rec
MR DAVIS STATUTORY DECLARATION		26.11.2025
MS HEIDEMANN STATUTORY DECLARATION		26.11.2025
MR MULDER STATUTORY DECLARATION		26.11.2025
MR FEELEY STATUTORY DECLARATION		26.11.2025
INSURANCE BROKER DOCUMENT		26.11.2025
LAND REGISTRY ENTRIES		26.11.2025
LETTER FROM COUNCIL OF 29TH NOVEMBER 2016		26.11.2025
SCHEDULE OF WORKS		06.02.2026
TENANCY AGREEMENT 1 MAY 2004		06.02.2026
LETTER TO TENANT 11 APR 2019		06.02.2026
LETTER TO TENANT 17 FEB 2011		06.02.2026
LETTER TO TENANT 28 JUL 2007		06.02.2026
ASSURED SHORTHOLD TENANCY AGREEMENT 30 APR		06.02.2026
ASSURED SHORTHOLD TENANCY AGREEMENT 17 JUL		06.02.2026
LOCATION PLAN		15.07.2025
TENANCY AGREEMENT		15.07.2025
COUNCIL TAX BILL		15.07.2025
ELECTRICITY BILL		15.07.2025
2018 HMO LICENCE		15.07.2025
2023 HMO LICENCE		15.07.2025
STATUTORY DECLARATION		15.07.2025
WATER BILL		15.07.2025
FIRST FLOOR PLAN		15.07.2025
GROUND FLOOR PLAN		15.07.2025

Ref: - AWDM/0793/25

First Schedule

Application for a Lawful Development Certificate for an Existing use as four residential units and an HMO of eight rooms (Sui Generis). (187 and 189 Brighton Road)

Second Schedule

189 Brighton Road Worthing West Sussex

Signed:



Gary Peck
Head of Planning & Development Date: 24.04.2026

Notes

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

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 Part 7 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.

d) The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted of the operations are begun, in any of the matters relevant to determining such lawfulness.

Ref: - AWDM/0793/25

TOWN AND COUNTRY PLANNING 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

1. If the applicant is aggrieved by the decision of your Local Planning Authority to refuse a Certificate of Lawful Use or Development, whether in whole or in part (including a case in which the Authority modify the description of the use, operations or other matter in the application or substitute an alternative description for that description), the applicant may appeal to the Secretary of State in accordance with Sections 78 of the Town and Country Planning Act 1990 within six months of the date of this notice.

2. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

3. Further correspondence about this application should quote the application number.

4. Where this notice conveys the granting of a certificate, please note that the decision does not purport to convey planning permission nor any consent or approval which may be required under the Public Health Acts, the Building Regulations, or any other legislation.

5. Appeals must be made on a form which is obtainable from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel 0117 372 6372) or can be downloaded from www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.