Adur District Council

Development Management

Ms Amanda Brown
Planning & Development Solutions
PDS House
152 Chapeltown Road
Leeds
West Yorkshire
LS7 4EE

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 and 192

The Adur District Council hereby certify that on the 2nd August 2016 (reference AWDM/1760/15) 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. The use of 37 King George Road as an HMO within use class C4 and with the provision of facilities as set out in the application is lawful and does not require planning permission.

Signed:



Gary Peck
Planning Services Manager

Date: 27.09.2016

First Schedule

Application for a Lawful Development Certificate for an existing self-contained room.

Second Schedule

37 King George Road Shoreham-By-Sea West Sussex BN43 6YN

Adur District Council

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

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.