



**Horsham
District
Council**

Danielle Sercombe
Polecat Manor
Polecat Lane
Southwater
Horsham
RH13 9DJ

**TOWN & COUNTRY PLANNING ACT 1990: S192 (as amended by S10 of THE PLANNING AND
COMPENSATION ACT 1991)**

TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

CERTIFICATE OF LAWFUL DEVELOPMENT OR USE (PROPOSED)

Application No: DC/26/0799

Horsham District Council hereby certifies that on 15/06/2026, the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate was lawful within s192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

- 1 The proposed use of the building (as outlined red in on the attached plan) as a beauty business, operated as incidental to the residential occupation of the residential dwelling known as Polecat Manor, Polecat Lane, Copsale, would not represent development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended) and the building would remain solely in use for purposes incidental to the occupation and enjoyment of the dwelling as per Condition 3 of planning permission reference SQ/93/03.

FIRST SCHEDULE

Use of existing outbuilding as a beauty business operated by resident of main dwelling (Lawful Development Certificate - Proposed).

SECOND SCHEDULE

Walders, The Bothy Polecat Lane Copsale West Sussex

Schedule of plans/document

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	15.05.2026
Block plan		01068166-E0002B.	15.06.2026

Additional Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use or works specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, would not have been liable for enforcement action under Part 7 of the 1990 Act on that date.
3. This certificate applies only to the extent of the proposal described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable for enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended, 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 or the operations begun, in any of the matters relevant to determining such lawfulness.



Emma Parkes
Head of Development and Building Control

Date: 30/07/2026

PLAN

