Horsham District Council

Mr Alex Moseley
White and Sons
3 Massetts Road
Horley
Surrey
RH6 7PR

TOWN AND COUNTRY PLANNING ACT 1990: S191 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

Application No: DC/24/0882

Horsham District Council hereby certifies that on the 12th June 2024 the use/operations/matter 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 the meaning of section 191 of the Town and Country Planning Act 1990 as amended ("the Act") for the following reasons:

1 It has been demonstrated, on the balance of probability, that the tree house, linking bridge and nature viewing platform, as shown outlined in red on the attached plan, have been substantially completed for a period in excess of 4 years prior to the date of this application.

FIRST SCHEDULE

Application to confirm the completion of the Tree House, linking bridge and nature viewing platform, on 27/07/2019 (Lawful Development Certificate - Existing)

SECOND SCHEDULE

Land Parcel at 518747 128789 Sedgwick Lane Horsham West Sussex

Schedule of Plans/Documents

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

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	04.06.2024
Supporting Statement	Agent Cover letter	NONE	04.06.2024
Supporting Statement	Statutory Declaration and supporting	NONE	04.06.2024

	evidence		

NOTE TO APPLICANT

The Applicant is advised that this decision relates solely to the building operations referred to in the First Schedule, and does not make a determination on the lawfulness of the use of land.

Additional Notes

1. This certificate is issued solely for the purpose of s191 of the Act (as amended).

2. It certifies that the use/operations/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 Act on that date.

3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land described 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 to enforcement action.

4. The effect of the certificate is also qualified by s 192(4) of the 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 or the operation begun, in any of the matters relevant to the determining of such lawfulness.

Emma Parkes
Head of Development and Building Control

Date: 07/08/2024

Plan

