Horsham District Council

Mr Charles Uzzell
Durrants Land Ltd
38 Whidborne Avenue
Wellswood
Torquay
TQ1 2PQ

**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/26/1238**

Horsham District Council hereby certifies that on 27/08/2026, 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):

The works would not materially effect the external appearance of the building and would not therefore constitute development as defined by Section 55 of the Town and Country Planning Act 1990, as amended.

**FIRST SCHEDULE**
Replacement of existing timber decking to the external balconies and access walkways with proprietary aluminium decking system. (Lawful Development Certificate - Proposed).

**SECOND SCHEDULE**
The Forum Lower Tanbridge Way Horsham West Sussex

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

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Statement | Planning Statement | None | 03.08.2026 |
| Supporting Statement | Supplementary Planning Statement | None | 05.10.2026 |
| Supporting Statement | Decking details | None | 03.08.2026 |
| Elevation plan | Existing and Proposed | APL-50 Elevations REV P04 | 27.08.2026 |
| Location plan | | v4g//1421976/1903959 | 03.08.2026 |

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|---|---|---|---|
| Plans | Balconies 8 to 14 | APL-50 Balconies 8-14 Plans REV P02 | 18.08.2026 |
| Plans | Balconies 6 and 7 | APL-50 Balconies 6-7 Plans REV P02 | 18.08.2026 |
| Plans | Balcony 20 | APL-50 Balconies 20 Plans REV P02 | 18.08.2026 |
| Plans | Balconies 15 to 19 | APL-50 Balconies 15-19 Plans REV P02 | 18.08.2026 |
| Plans | Balconies 1 to 5 | APL-50 Balconies 1-5 Plans REV P02 | 18.08.2026 |
| Plans | Balconies 21 and 22 (Second Floor) | APL-50 Balconies 21-22 Plans (Second Floor) REV P02 | 18.08.2026 |
| Plans | Balconies 23 and 24 | APL-50 Balconies 23-24 Plans REV P02 | 18.08.2026 |
| Plans | Balconies 21 and 22 (First Floor) | APL-50 Balconies 21-22 Plans (First Floor) REV P02 | 18.08.2026 |
| Plans | Timber Decking Dimensions | 10 | 18.08.2026 |
| Plans | Decking at Thresholds | APL-50 Decking at Thresholds REV P02 | 18.08.2026 |

Emma Parkes
Head of Development and Building Control

Date: 27/10/2026

**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.

# Site Location Plan

