Horsham District Council

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

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/25/0987

Horsham District Council hereby certifies that on the 16th June 2025 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 building and land as outlined in red on the attached plan has been in situ and used as an independent residential dwelling for a period in excess of four years from the date of the application.

FIRST SCHEDULE

Application to confirm the continuous use of The Old Dairy as a self-contained independent dwelling for a period in excess of four years (Lawful Development Certificate Existing)

SECOND SCHEDULE

Little Slinfoldland, The Old Dairy Stane Street Five Oaks 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	16.06.2025
Block plan		CLD 0425/682/01	16.06.2025
Floor plan	Existing Ground	CLD 0425/682/02	16.06.2025

Floor plan	Existing First	CLD 0425/682/03	16.06.2025
Supporting Statement	Planning	P-029a	16.06.2025
Photos	Aerial	Appendix B	16.06.2025
Supporting Docs	Statutory Declarations Neil Morris, Penny Morris and Alex Aston	Appendix C- E	16.06.2025
Supporting Docs	Tenancy Agreements 2019-2026	Appendix F - L	16.06.2025
Supporting Docs	Bank Statements	Appendix M - N	16.06.2025
Supporting Docs	Bills	Appendix O	16.06.2025
Supporting Docs	Other Evidence	Appendix P	16.06.2025

Community Infrastructure Levy (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 11/08/2025

Plan


Five Oaks Farm
The
Old
Granary