

Mr Rupert Reid
Chandlers
West Chiltington Lane
Broadford Bridge
West Sussex
RH14 9EA

**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/26/0244

Horsham District Council hereby certifies that on the 12th February 2026 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 planning permission DC/15/1744 was lawfully implemented prior to the relevant date and can be completed.

FIRST SCHEDULE

Confirmation that planning permission ref: DC/15/1744 (Replacement dwelling) was lawfully commenced and can be completed. (Lawful Development Certificate - Existing).

SECOND SCHEDULE

Chandlers West Chiltington Lane Broadford Bridge West Sussex

Schedule of plans/documents

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

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	County Building Control - Site Inspection Record	NONE	12.02.2026
Location & Site plan	Approved Location and Site Plan, 2015, DC/15/1744	1709/1	12.02.2026
Location plan		NONE	12.02.2026

Supporting Statement	Supporting Statement	NONE	12.02.2026
Photos	Site context showing foundations and existing dwelling	NONE	12.02.2026
Photos	Foundation Trench Depth Profile	NONE	12.02.2026
Photos	Foundation Trench and Poured Concrete (View 1)	NONE	12.02.2026
Photos	Foundation Trench L-Shape View	NONE	12.02.2026
Photos	Foundation Trench Depth Profile	NONE	12.02.2026

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: 09/04/2026

PLAN

