

Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

**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/26/0636

Horsham District Council hereby certifies that on the 20th April 2026 the use/operations 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 in part and not lawful in part (as outlined below) within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) and for the reasons(s) below:

The operation is LAWFUL for the part that relates to:

The operational development undertaken to buildings A and B.

The use is NOT LAWFUL for the part that relates to:

The use of buildings A and B as independent dwellinghouses within Use Class C3.

Reason for issuing this certificate

The part that is LAWFUL has been permitted for the following reason(s):

- 1 It has been demonstrated, on the balance of probability, that the external operational works to both Building A (shown in red on the attached plan) and Building B (shown in blue on the attached plan) were substantially completed for a period in excess of four years, prior to the date of the application.

The part that is NOT LAWFUL has been refused for the following reason(s):

- 1 It has not been demonstrated, on the balance of probabilities, that the evidence submitted is sufficiently precise and unambiguous to evidence that the buildings have been used as

independent dwellinghouses within Use Class C3 for a continuous period exceeding four years prior to the date of the Application

- 2 It has not been demonstrated, on the balance of probabilities, that Buildings A and B have been used as independent dwellinghouses within Use Class C3, in breach of Condition 22 of planning permission DC/17/2216, for a continuous period in excess of 10 years prior to the date of this application.

FIRST SCHEDULE

Lawful Development Certificate with regards to Conversion of stables and barn to 2no dwellinghouses (Class C3)

SECOND SCHEDULE

Hawthorns, Bar Lane, Southwater, West Sussex, RH13 9DL.

Schedule of plans/documents

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Statutory Declaration of Philip Rowe - <u>Regarding External Works to Buildings A and B</u>	NONE	20.04.2026

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Statutory Declaration of Philip Rowe - <u>Regarding Use</u>	NONE	20.04.2026

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.

Additional notes

1. This certificate is issued solely for the purpose of s191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations 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 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 the proviso in 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 operation begun, in any of the matters relevant to the determining of such lawfulness.



Emma Parkes
Head of Development and Building Control

Date: 23/09/2026

PLAN

