Horsham District Council

Mr David Hall
David Hall
12 Park Road
Haywards Heath
RH16 4HZ

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/24/1089

Horsham District Council hereby certifies that on the 16th July 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 reason:

1. It has been demonstrated, on the balance of probability, that the first floor (edged in red on the plan below) and part of the ground floor of the garage building (edged and filled in red on the plan below) has been used as an independent residential dwelling for a period in excess of four years, prior to the date of this application.

FIRST SCHEDULE

Application to confirm the part use of the garage building as a residential dwelling (Class C3) on a date four years previous (Lawful Development Certificate - Existing).

SECOND SCHEDULE

Andrews Farm, South Barn Station Road Warnham West Sussex

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

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing	2024-01	16.07.2024
Location plan		2024-02	16.07.2024
Supporting Statement	Appeal Decision	NONE	16.07.2024

Block plan		2024-03	16.07.2024
Supporting Statement	Planning	NONE	16.07.2024

PLAN



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: 09/09/2024