Horsham District Council

Mr Ian Fieldwick
Coxdown Construction Ltd
Coxdown Farm
Swife Lane
Heathfield
TN21 8UX

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/24/1371

Horsham District Council hereby certifies that on the 23rd October 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 reasons:

It has been demonstrated on the balance of probability that the works permitted under DC/14/0392 were commenced within a three-year period from the date of the planning permission. The planning permission is therefore extant and the erection of an orangery in accordance with the originally approved plans would be lawful.

FIRST SCHEDULE
Application to confirm the construction of the orangery to the north-east elevation of the property is lawful under planning application DC/14/0392 (Certificate of Lawful Development - Existing).

SECOND SCHEDULE
Keepers Cottage Coltstaple Lane Horsham 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	09.09.2024
Floor plan	Proposed and Roof	KC-24-04	23.10.2024
Elevation plan	Proposed South and West	KC-24-06	23.10.2024
Roof plan	Proposed North and East	KC-24-05	23.10.2024

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 in red 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: 18/12/2024

Site Location Plan

