Horsham District Council

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RH20 2LG

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/25/1084

Horsham District Council hereby certifies that on the 1st July 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 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 use/operation/matter is LAWFUL for the part that relates to:

1 The use of the land (as outlined in red on the plan below) as residential curtilage

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

1 The use of the outbuilding (the former bakery building) (as outlined in blue on the plan below) as ancillary accommodation

2 The use of the land (as hatched in green on the plan below) as residential curtilage

Reason(s) for granting 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 land (as outlined in red on the plan below) has been used as residential curtilage in connection with Home Farm, Owlbeech Granary for a period in excess of 10 years from 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 probability that the outbuilding, the former bakery building, (as outlined in blue on the plan below) has been used as ancillary accommodation for a period in excess of 10 years from the date of the application.

2 It has not been demonstrated on the balance of probability that the land outside of the approved residential curtilage, (as hatched in green on the plan below) has been used as residential amenity space in connection with Home Farm, Owlbeech Granary for a period in excess of 10 years from the date of the application.

FIRST SCHEDULE

Application to confirm the garden curtilage and the existing outbuildings for a period in excess of ten years (Lawful Development Certificate - Existing).

SECOND SCHEDULE

Home Farm, Owlbeech Granary , St Leonards Forest, Horsham, West Sussex, RH13 6PH.

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Block plan		01	23.07.2025
Supporting Statement	Planning	NONE	01.07.2025
Photos		NONE	01.07.2025
Photos		NONE	01.07.2025

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: 17/09/2025

PLAN

