Horsham District Council

Gerald Moore
Gerald Moore RIBA
1 Exmoor Crescent
Worthing
BN13 2PL

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/25/0791

Horsham District Council hereby certifies that on the 12th May 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 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 the swimming pool, as represented with a blue circle, was constructed and substantially completed within a period in excess of 4 years from the submission of this certificate.

2 It has been demonstrated on the balance of probability that the refurbishment of the pool house, as represented with a green rectangle, was constructed and substantially completed within a period in excess of 4 years from the submission of this certificate.

3 It has been demonstrated on the balance of probability that the bar structure, as represented with a blue square, was constructed and substantially completed within a period in excess of 4 years from the submission of this certificate.

4 It has been demonstrated on the balance of probability that the BBQ structure, as represented with a red square, was constructed and substantially completed within a period in excess of 4 years from the submission of this certificate.

5 It has been demonstrated on the balance of probability that the hot tub structure, as represented with a pink square, was constructed and substantially completed within a period in excess of 4 years from the submission of this certificate.

6 It has been demonstrated on the balance of probability that the building adjacent to the lake, as represented with a green hexagon, was constructed and substantially completed within a period in excess of 4 years from the submission of this certificate.

7 It has been demonstrated on the balance of probability that the mower shed, as represented with a yellow rectangle, was constructed and substantially completed within a period in excess of 4 years from the submission of this certificate.

8 It has been demonstrated on the balance of probability that the turning head, as represented with purple shading, was constructed and substantially completed within a period in excess of 4 years from the submission of this certificate.

9 It has been demonstrated on the balance of probability that the introduction of doors to the open archway within the stable and garaging area, as represented with a red circle, was constructed and substantially completed within a period in excess of 4 years from the submission of this certificate.

FIRST SCHEDULE

Application to confirm the completion of works for a number of structures erected within the immediate vicinity of Morley Manor, the introduction of doors to an open archway within the stable and garaging area to the north, and a turning head to an access track (Lawful Development Certificate Existing).

SECOND SCHEDULE

Morley Manor, Brighton Road, Shermanbury, 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 & Block plan	Location and Block Plan	1891/25/P/01	12.05.2025
Elevation & Floor plan	Plan and Elevations - Pool Building	1891/25/P/02	12.05.2025
Photos	Construction of Swimming pool	1891/25/P/03	12.05.2025
Photos	Pool House Refurbishment	1891/25/P/04	12.05.2025
Photos	Hot Tub, Pool Bar and Lake Structures	1891/25/P/05	12.05.2025
Photos	Mower shed and turning head	1891/25/P/06	12.05.2025
Photos	Stable Doors within Stable Yard	1891/25/P/07	12.05.2025
Supporting Docs	Cover letter	1891/25	12.05.2025

Community Infrastructure Levy (CIL)
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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.

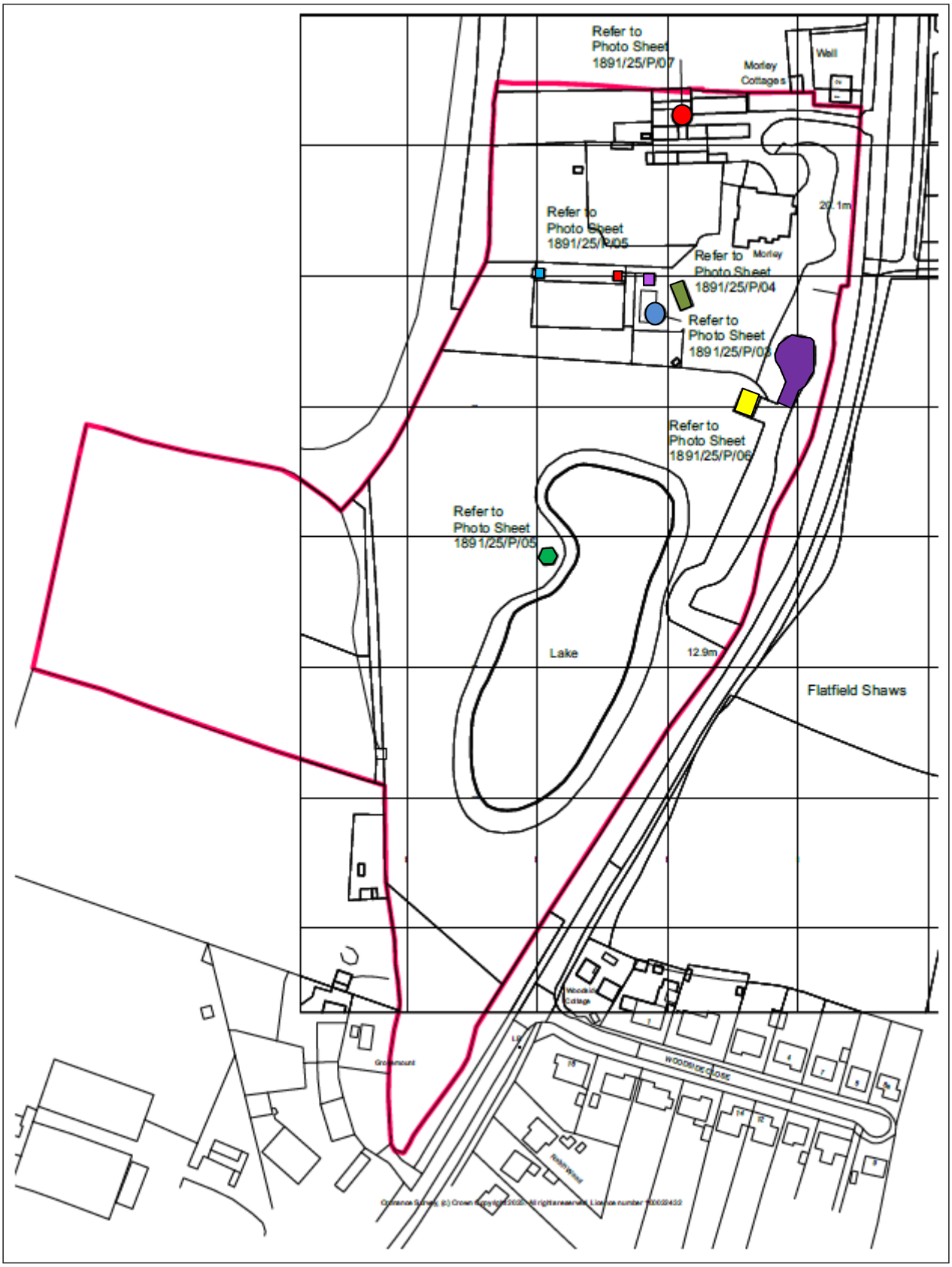
4. The effect of the certificate is also qualified by s 192(4) of the Act which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operation begun, in any of the matters relevant to the determining of such lawfulness.



Emma Parkes
Head of Development and Building Control

Date: 11/07/2025

PLAN



Refer to
Photo Sheet
1891/25/P/07
Morley
Cottages
Well
Refer to
Photo Sheet
1891/25/P/05
20.1m
Refer to
Photo Sheet
1891/25/P/04
Morley
Refer to
Photo Sheet
1891/25/P/03
Refer to
Photo Sheet
1891/25/P/06
Refer to
Photo Sheet
1891/25/P/05
Lake
12.9m
Flatfield Shaws
Woodside
Cottage
Grovemount
WOODSIDE CLOSE