Horsham District Council

Mr Philip Wellstead
ThePlanningman.co.uk
28 Chester Close
Pixham
Dorking
RH4 1PP

TOWN & COUNTRY PLANNING ACT 1990: S192 (as amended by S10 of THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

CERTIFICATE OF LAWFUL DEVELOPMENT OR USE (PROPOSED)

Application No: DC/25/1070

Horsham District Council hereby certifies that on 15/07/2025, the development 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 s192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1 The development would be permitted by Classes A of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

FIRST SCHEDULE

Conversion of the existing integrated garage and single storey extension (Lawful Development Certificate - Proposed)

SECOND SCHEDULE

39 Holders Close Billingshurst West Sussex RH14 9HL

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

Plan Type	Description	Drawing Number	Received Date
Location plan		859/01	30.06.2025
Block plan	Existing and Proposed	859/02	30.06.2025
Floor plan	Existing and Roof	859/ 03	30.06.2025
Elevation plan	Existing and Section	859/ 04	30.06.2025
Floor plan	Proposed Ground Floor and Roof	859/ 05	30.06.2025
Elevation plan	Proposed and Section	859/ 07	30.06.2025
Elevation plan	Existing Visulisations	859/ 08	30.06.2025
Elevation plan	Proposed Visulisations	859/ 09	30.06.2025

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 Section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use or works specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, would not have been liable for enforcement action under Part 7 of the 1990 Act on that date.

3. This certificate applies only to the extent of the proposal described in the First Schedule and to the land specified 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 for enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 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 operations begun, in any of the matters relevant to determining such lawfulness.



Emma Parkes
Head of Development and Building Control

Date: 08/09/2025