



**Horsham
District
Council**

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

**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/26/0503

Horsham District Council hereby certifies that on the 24th March 2026 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 access track/spur as shown outlined in blue and labelled "CLE Lawful Application Track Shown Blue" on the approved plan has been substantially completed and used for mixed agricultural and domestic purposes for a period in excess of 10 years from the date of the application.

FIRST SCHEDULE

Application to confirm the creation of part grasscrete/part gravel track to access Maplehurst Farmhouse together with the use of a section of agricultural track for residential purposes (Lawful Development Certificate - Existing).

SECOND SCHEDULE

Maplehurst Farmhouse Nuthurst Road Maplehurst 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	Location Plan Cross Section	PL-01	24.03.2026

Block plan	Block Plan	PL-02	24.03.2026
Plans	Plan & Photograph of Installed Track	PL-03	24.03.2026

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: 09/07/2026

PLAN

