



Applications & Appeals Services

PLANNING STATEMENT

CLASS B: Prior Notification of Demolition Of Building

at

**Clock House Farm, Stonehouse Lane, Cowfold, Horsham, West Sussex,
RH13 8DL**

APPLICANT: Camelia Botnar Foundation

February 2026

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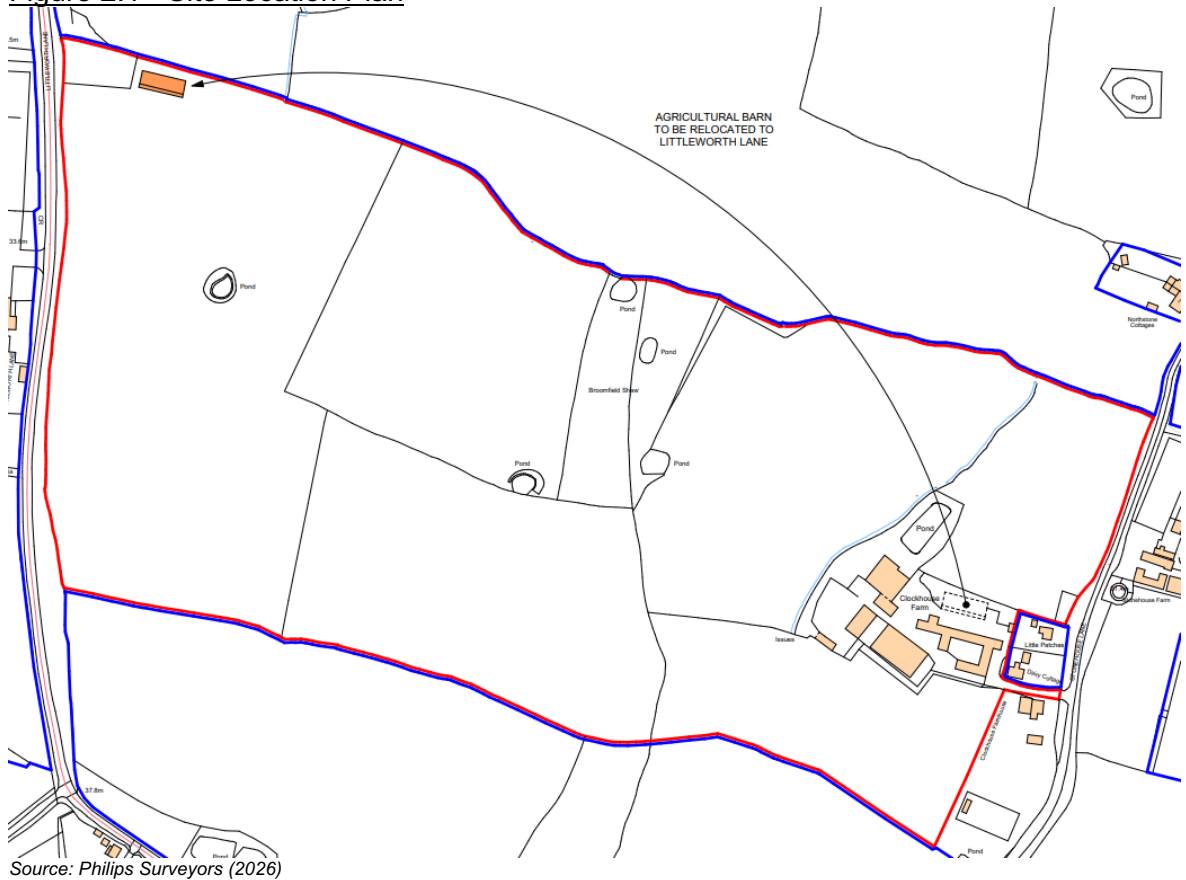
1. INTRODUCTION

- 1.1 A prior notification application (ref: **DC/26/0096**) has been submitted under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the *'Prior notification for the erection of a dismantled agricultural barn'*. This application has been registered at *'Land at 519213 122563, Littleworth Lane, Partridge Green, West Sussex'* and was received and validated by the Council on 21st January 2026.
- 1.2 The proposed development also involves the removal of the existing agricultural barn. Whilst the erection of a new agricultural building falls within Class A of Part 6 of the GPDO, the removal of an existing building does not constitute "erection, extension or alteration" for the purposes of Class A permitted development rights.
- 1.3 The removal of the existing structure therefore falls within Class B of Part 11 of the GPDO, which relates to building operations consisting of the demolition of a building and requires separate prior notification to the Local Planning Authority. In this instance, the barn is proposed to be carefully dismantled, however for the purposes of the GPDO such works are appropriately considered within the Class B 'demolition' remit.
- 1.4 Accordingly, this application seeks prior approval under Class B solely in respect of the dismantling of the existing agricultural barn, to regularise the dismantling works that are ancillary to and necessary for the delivery of the wider agricultural proposal.

2. THE SITE

- 2.1 The application site comprises an agricultural barn located within the wider agricultural holding of Clock House Farm, situated between Stonehouse Lane and Littleworth Lane on the outskirts of Cowfold, West Sussex. The agricultural unit extends across several fields and farm buildings, as shown on the submitted Location Plan.

Figure 2.1 - Site Location Plan



- 2.2 The existing barn forms part of a cluster of agricultural buildings on the eastern side of the holding, adjacent to Stonehouse Lane, and is surrounded by open agricultural land associated with Clock House Farm. The proposal seeks to dismantle (this Class B Application) and relocate the barn to a new position (under the Class A Application ref: DC/26/0096) on the western side of the agricultural holding, adjacent to Littleworth Lane, where it will remain fully within the established farm holding.
- 2.3 The barn is a functional agricultural structure of simple and robust construction, comprising a steel portal frame with concrete blockwork to the lower sections of the elevations, vertical timber cladding above, and a corrugated sheet roof incorporating rooflights. The building

includes open-fronted bays with steel livestock gates and sits within an area of concrete hardstanding, with vegetation encroaching around parts of the structure in keeping with its utilitarian farmyard setting.

- 2.4 The site has been used solely for agricultural purposes as part of the wider Clock House Farm enterprise. The barn proposed for dismantling and relocation is an established and functional agricultural structure that supports the ongoing farming operations at the holding.

3. PLANNING HISTORY

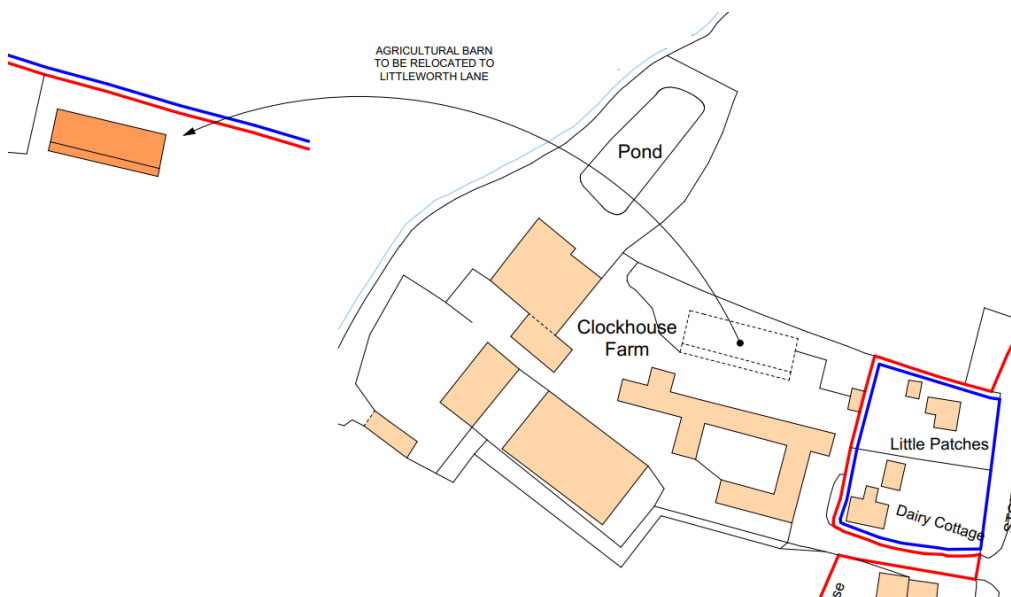
3.1 The following is the relevant planning history for the wider Clockhouse Farm site:

- CF/12/95 - 2-storey rear extension. *Application Approved 26 May 1995.*
- CF/13/96 - Erection of shed. *Application Approved 26 June 1996.*
- CF/15/97 - 2-storey extension. *Application Approved 13 May 1997.*
- DC/09/2099 - Replace existing barn with a new steel framed barn (Agricultural Prior Notification). *Prior Approval Not Required 09 December 2008.*
- DC/26/0096 - Prior notification for the erection of a dismantled agricultural barn. *Application currently under consideration.*

4. DETAILS OF THE PROPOSAL

- 4.1 This application seeks prior approval under Class B of Part 11 of Schedule 2 of the GPDO 2015 in respect of the dismantling and removal of an existing agricultural barn within the established agricultural holding at Clock House Farm.
- 4.2 The existing barn is located on the eastern side of the holding, adjacent to Stonehouse Lane. The structure is proposed to be carefully dismantled, with all materials retained for subsequent re-use. The re-erection of the barn in an alternative location within the holding forms part of a separate prior approval application submitted under Part 6, Class A of the GPDO (ref: DC/26/0096).
- 4.3 For the purposes of the GPDO, the dismantling and removal of the structure constitutes development in the form of demolition, and therefore requires prior notification under Part 11, Class B. This application relates solely to the dismantling and removal of the existing building from its current position. No erection, extension or alteration of buildings is proposed as part of this Class B submission.
- 4.4 The proposed dismantling does not result in any change of use of the land, increase in built form, or intensification of agricultural activity, and facilitates the rationalisation of buildings within the agricultural unit.

Figure 4.1 - Proposed Site Block Plan



Source: Philips Surveyors (2026)

5. ASSESSMENT AGAINST CLASS B

- 5.1 The following is an assessment of the proposed development against the provisions of Class B:

Permitted development

B. Any building operation consisting of the demolition of a building.

- 5.2 The proposed works involve the dismantling and removal of an existing agricultural barn from its current location within the Clock House Farm holding. For the purposes of the GPDO, the dismantling and removal of a structure constitutes demolition, regardless of whether the component materials are retained for re-use.
- 5.3 The application relates solely to the demolition element of the works. No erection, extension or alteration of buildings forms part of this submission, and no replacement development is proposed under this application. The proposal therefore falls within the scope of Class B of Part 11 and appropriately benefits from permitted development rights, subject to the prior approval process.

Development not permitted

B.1 Development is not permitted by Class B if—

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

- 5.4 The existing agricultural barn has **not** been rendered unsafe or otherwise uninhabitable as a result of any action or inaction by any person having an interest in the land. The structure remains capable of continued use and its dismantling is proposed solely to facilitate the rationalisation of buildings within the agricultural holding. It is therefore not the case that the building is being removed as a consequence of neglect, nor is the proposal intended to address safety or health concerns that could be resolved through repair or temporary support. Accordingly, the proposal complies with criterion B.1(a).

(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

- 5.5 The existing agricultural barn is not located within a conservation area, nor is it a listed building or otherwise subject to heritage designation. The proposed dismantling therefore does not constitute “relevant demolition” for the purposes of section 196D. The proposal therefore complies with criterion B.1(b).

(c) the building is used, or was last used, for a purpose falling within—

(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or

(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;

- 5.6 The existing building is an agricultural barn and is used, and was last used, for purposes associated with agriculture. It has not been used for any purpose falling within article 3(6)(p) (drinking establishments etc.) or article 3(6)(q) (drinking establishments with expanded food provision). The proposal therefore complies with criterion B.1(c).

(d) the building is used, or was last used, for the purpose of—

(i) a concert hall;

(ii) a venue for live music performance; or

(iii) a theatre or;

- 5.7 The building subject to this application has **not** been used as a concert hall, a venue for live music performance, or a theatre. The proposal therefore complies with criterion B.1(d).

(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

(i) that is a listed building;

(ii) that is a scheduled monument;

(iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;

(iv) within the grounds of a museum or art gallery; or

(v) within the curtilage of a dwellinghouse

- 5.8 The building subject to this application is an agricultural barn and does not constitute a statue, memorial or monument, nor a commemorative structure in place for a period of at least 10 years. Furthermore, the building is not a listed building or a scheduled monument, is not located within a cemetery, on consecrated land or within the curtilage of a place of public worship, is not situated within the grounds of a museum or art gallery, and is not located within the curtilage of a dwellinghouse. The proposal therefore complies with criterion B.1(e).

Conditions

- 5.9 A number of conditions are set out under Class B.2 of Part 11 of the GPDO. These conditions are addressed and met as follows.
- 5.10 Condition B.2(a) – The proposed dismantling and removal of the agricultural barn is not urgently necessary in the interests of safety or health. The building has not been rendered unsafe through action or inaction, and the works are not proposed as an emergency measure. Accordingly, the requirements of Condition B.2(a) do not apply to this proposal.
- 5.11 Condition B.2(b)(i) – As the demolition does not fall within Condition B.2(a) and does not constitute excluded demolition, the Applicant has applied to the Local Planning Authority for a determination as to whether prior approval is required in respect of the method of demolition and any proposed restoration of the site, in full compliance with this condition.
- 5.12 Condition B.2(b)(ii) – The application is accompanied by a written description of the proposed development, confirmation that a site notice has been displayed in accordance with the GPDO, and the appropriate application fee, thereby complying with the requirements of Condition B.2(b)(ii).

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- 5.13 Condition B.2(b)(iv) – A site notice has been displayed on or near the land on which the building to be dismantled is located and has been retained for a period of not less than 21 days within the 28-day period beginning on the date the application was submitted to the Local Planning Authority, in accordance with the GPDO.
- 5.14 Condition B.2(b)(v) – In the event that the site notice is removed, obscured or defaced without any fault or intention of the applicant, reasonable steps will be taken for its protection and, if necessary, its replacement, thereby complying with the requirements of this condition.
- 5.15 Condition B.2(b)(vii) – The proposed development will not commence until one of the following has occurred: the receipt of written confirmation from the Local Planning Authority that prior approval is not required; the grant of such prior approval where required; or the expiry of 28 days from the date the application was received without the Local Planning Authority making a determination.
- 5.16 Condition B.2(b)(viii) – The development will be carried out in accordance with the details approved, where prior approval is required, or in accordance with the details submitted with the application where prior approval is not required.
- 5.17 Condition B.2(b)(ix) – The proposed dismantling will be carried out within a period of five years from the date on which prior approval is given, or, where prior approval is not required, within five years from the date on which the Local Planning Authority was provided with the information required under the GPDO.

6. CONCLUSION

- 6.1 This Planning Statement demonstrates that the proposed dismantling and removal of the existing agricultural barn at Clock House Farm, Stonehouse Lane, Cowfold, Horsham, West Sussex, RH13 8DL complies in full with the requirements and conditions of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 6.2 The proposal constitutes development in the form of demolition for the purposes of the GPDO, is not excluded development, and satisfies all relevant conditions and procedural requirements associated with Class B, including those relating to prior notification, site notice display and commencement of development.
- 6.3 The dismantling of the existing barn forms part of a wider rationalisation of buildings within the established agricultural holding and is proposed alongside a separate prior approval application under Part 6, Class A of the GPDO (ref: DC/26/0096) for the erection of a dismantled agricultural barn. When read together, the proposals represent a coherent and policy-compliant approach to the ongoing operation of the agricultural unit.