Horsham District Council

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

Our ref:	DC/25/1949
Your ref:	Duckmoor Barn, Billingshurst
Email:	planning@horsham.gov.uk
Direct Line:	
If Calling Please ask for:	Daniel Holmes
Date:	21st January 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 3, Class Q

Prior Notification for Change of Use of Agricultural barn to a single dwellinghouse (Class C3).

Duckmoor Barn Wooddale Lane Billingshurst West Sussex

Further to the above notification which was received on 27 November 2025, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The development would require building operations that go beyond those reasonably necessary to convert the existing agricultural building to a dwellinghouse. The submitted structural information confirms that the building has suffered fire damage and loss of enclosure, and the proposed plans indicate the installation of a new roof structure across the entirety of the building, together with new external walls and associated works required to create a habitable structure. The extent of works proposed would amount to the rebuilding of fundamental structural elements rather than the conversion of an existing building. The development therefore does not fall within the scope of Class Q(c) and would exceed the limitations of Class Q.1(j) of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 The submitted plans indicate that significant portions of the existing barn would remain outside the residential envelope and capable of continued agricultural or storage use. The proposed dwelling would therefore be directly adjacent to retained agricultural areas, resulting in an inherent conflict between residential occupation and agricultural activity. This relationship would be likely to result in unacceptable living conditions for future occupiers through noise and disturbance and would place unjustified constraints on the lawful use of the retained building. The Local Planning Authority considers that the location and siting of the building make the change of use impractical and undesirable, contrary to Class Q.2(1)(e) of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Schedule of plans/documents
The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Cover letter	NONE	27.11.2025
Supporting Statement	Planning	NONE	27.11.2025
Elevation plan	Existing roof	NJA015 / 02 REV P2	27.11.2025
Elevation plan	Proposed roof	NJA015 / 03 REV P2	27.11.2025
Location & Block plan		NJA015 / 01 REV P2	27.11.2025
Layout plan		SK1	27.11.2025
Supporting Statement	Structural Report	NONE	27.11.2025

Yours faithfully



Emma Parkes
Head of Development and Building Control

Appeals to the Secretary of State
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of this decision notice for a 'minor commercial' (shop front) application, and within 6 months for most other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.