Horsham District Council

Damian Howe
RB Designs Ltd
PO Box 325
Dorking
RH5 4YG

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/25/0544

Horsham District Council hereby certifies that on 15/04/2025, 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):

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

FIRST SCHEDULE
Removal of existing roof tiles to rear slope and erection of a timber frame dormer window with tile hanging. Alteration to fenestration to rear of property at ground floor level (Lawful Development Certificate - Proposed).

SECOND SCHEDULE
104 Crawley Road Horsham West Sussex RH12 4DT

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

Plan Type	Description	Drawing Number	Received Date
Section plan	Proposed	25/033-03 REV A	31.03.2025
Elevation & Floor plan	Existing	25/033-01	31.03.2025
Location & Block plan		25/033-04	31.03.2025
Elevation & Floor plan	Proposed	25/033-02 REV C	31.03.2025

Note to Applicant
The applicant is reminded that in order to be permitted development the materials used in any exterior work of the dormer must be of a similar appearance to those used in the construction of the roof tiles of the existing dwellinghouse.

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: 10/06/2025

Site Location Plan

