Horsham District Council

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NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

TOWN & COUNTRY PLANNING ACT 1990: S192 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND) 2015

Application No: DC/24/0099

1. Refusal

Horsham District Council by this notice **refuses** the application made under s192 of the Town and Country Planning Act 1990 (as amended) dated 13th March 2024 (reference DC/24/0099) for the matters referred to in paragraph 2 in respect of the land described in paragraph 3 for the reasons set out in paragraph 4.

2. Matters

Repair works to 1, 2, and 3 The Stables to reinstate residential accommodation (Lawful Development Certificate - Proposed)

3. The land to which this refusal relates

Honeywood House Horsham Road Rowhook West Sussex

4. Reasons for refusing this application

- Insufficient information has been provided to demonstrate on the balance of probability that the works required to reinstate the buildings and residential accommodation would not represent development under Section 55 of the Town and Country Planning Act 1990.

- The residential units represent "Flats" as defined under Article 2(1) of the Town and Country Planning (General Permitted Development) Order 2015 as amended, and would not therefore benefit from permitted development rights under Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

5. Schedule of plans/documents

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

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	17.01.2024
Floor plan	Ground	22028_02 REV A	17.01.2024
Floor plan	First	22028_03 REV A	17.01.2024
Elevation plan	South East and South West	22028_05 REV A	17.01.2024
Elevation plan	North East and North West	22028_05 REV A	17.01.2024
Supporting Statement	Planning	NONE	17.01.2024



Emma Parkes
Head of Development and Building Control

Date: 13/03/2024

Your right to appeal
Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.