Horsham District Council

Mr Simon Brown
5 Old Yard Close
Partridge Green
Horsham
RH13 8EZ

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/24/0081

Horsham District Council hereby certifies that on the 22nd January 2024 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:

> It has been demonstrated, on the balance of probability, that the single-storey rear extension has been substantially completed for a period in excess of 4-years prior to the date of this application.

FIRST SCHEDULE

Application to confirm the substantial completion of single storey rear extension in 2011 (Lawful Development Certificate - Existing)

SECOND SCHEDULE

5 Old Yard Close Partridge Green West Sussex RH13 8EZ

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

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		CR/944/01	22.01.2024
Location plan		NONE	22.01.2024
Block plan		NONE	22.01.2024
Floor plan	As existing	CR/944/02	22.01.2024

Floor plan	As proposed	CR/944/03 REV D	22.01.2024
Elevation plan	As existing and proposed	CR/944/10 REV A	22.01.2024
Section plan	As proposed	CR/944/20	22.01.2024
Supporting Docs	Invoices x5 to evidence works	NONE	16.01.2024
Photos	Rear extension	NONE	16.01.2024
Photos	New Aga	NONE	16.01.2024
Supporting Docs	Building Certificate and plans	NONE	16.01.2024

Emma Parkes
Head of Development and Building Control

Date: 18/03/2024

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.

Location Plan

