Horsham District Council

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

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

TOWN & COUNTRY PLANNING ACT 1990: S191 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

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

Application No: DC/25/0884

1. Refusal

Horsham District Council by this notice **refuses** the application made under s191 of the Town and Country Planning Act 1990 (as amended) dated 27th November 2025 (reference DC/25/0884) 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

Application to confirm the continuous use of the dwellinghouse without complying with the Agricultural Occupancy Condition for a period in excess of ten years. (Lawful Development Certificate - Existing).

3. The land to which this refusal relates

Butlers Ghyll Farm Jackrells Lane Southwater Horsham

4. Reason for refusing this application

1 It has not been demonstrated on the balance of probability that the dwelling, outlined in red on the Location Plan, has been occupied as a dwellinghouse in breach of condition 6 of SQ/82/88, for a continuous period in excess of 10 continuous years from the date of the application.

5. Schedule of plans/documents

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

Plan Type	Description	Drawing Number	Received Date

Supporting Docs	Certificate of Incorporation of a Private Limited Company	NONE	18.08.2025
Supporting Docs	HMRC Self-Assessment Tax Calculation Letter	NONE	18.08.2025
Supporting Docs	HMRC Employment History Letter	NONE	18.08.2025
Supporting Docs	Ms C Willcocks Tax Calculation, 2016/17	NONE	18.08.2025
Supporting Docs	Ms C Willcocks Tax Calculation, 2017/18	NONE	18.08.2025
Supporting Docs	Ms C Willcocks Tax Calculation, 2018/19	NONE	18.08.2025
Supporting Docs	Ms C Willcocks Tax Calculation, 2019/20	NONE	18.08.2025
Supporting Docs	Ms C Willcocks Tax Calculation, 2020/21	NONE	18.08.2025
Supporting Docs	Ms C Willcocks Tax Calculation, 2021/22	NONE	18.08.2025
Supporting Docs	Signed Letter - Rowan Allan	NONE	27.10.2025
Supporting Docs	Statutory Declaration - Rowan B. Allan		28.05.2025
Supporting Docs	Statutory Declaration - Clive Sadler		28.05.2025
Supporting Statement	Supporting Statement	NJA/24/312	28.05.2025
Supporting Docs	Assured Shorthold Tenancy Agreements	NJA04	28.05.2025
Supporting Docs	Signed Statement - Mr John Jardine	NJA05	28.05.2025
Supporting Docs	Signed Statement - Mr Clive Sadler	NJA06	28.05.2025
Supporting Docs	Signed Statement - Rowan B. Allan	NJA07	28.05.2025
Floor plan	Existing Basement Plan	D 1224/725/03	28.05.2025
Floor plan	Existing Ground Floor Plan	D 1224/725/04	28.05.2025
Floor plan	Existing First Plan	D 1224/725/05	28.05.2025
Roof plan	Existing Roof Plan	D 1224/725/06	28.05.2025
Elevation plan	North and West Elevations	D 1224/725/07	28.05.2025
Elevation plan	South and East Elevations	D 1224/725/08	28.05.2025
Elevation plan	Elevations Garage Workshop	D 1224/725/09	28.05.2025
Floor plan	Garage Workshop Floor Plan	D 1224/725/10	28.05.2025
Location plan		D 1224/725/1B	28.05.2025
Block plan	Block Plan	D 1224/725/02	28.05.2025

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**.



Emma Parkes
Head of Development and Building Control

Date: 27/11/2025