



Mr Zac Denton
Lewis and Co Planning SE Ltd
Lewis & Co Planning
2 Port Hall Road
Brighton
BN1 5PD

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/25/2063

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 14th April 2026 (reference DC/25/2063) 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

Confirmation that planning permission ref: DC/21/1262 (Erection of two semi-detached dwellings) was lawfully commenced and can be completed (Lawful Development Certificate - Proposed).

3. The land to which this refusal relates

Brangwyn Station Road Henfield West Sussex

4. Reason for refusing this application

- 1 It has not been demonstrated, on the balance of probability, that planning permission DC/21/1262 was lawfully implemented prior to the relevant date.

5. Schedule of plans/documents

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

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Cover letter	NONE	10.12.2025
Block plan		NONE	10.12.2025
Location plan		438pp20	10.12.2025

Supporting Statement	Total Building Control - Initial Notice	NONE	18.03.2026
Supporting Statement	Total Building Control - Connectivity Plan	NONE	18.03.2026
Plans	Existing plans, elevations and sections (dated July 24)	01	18.03.2026
Supporting Statement	Building Control - Approved Inspector Certificate of Unit Achievement	NONE	18.03.2026
Photos	WhatsApp Image 2026-02-19	NONE	19.02.2026
Photos	WhatsApp Video 2026-02-19	NONE	19.02.2026

Community Infrastructure Levy (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 14/04/2026