For official use only (date received): 11/04/2024 10:59:50

The Planning Inspectorate

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPEAL FORM (Online Version)

Appeal Reference: APP/Z3825/X/24/3342359

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mr Scott Davis
Address	care of agent, Melton Lodge, Rusper Melton Lodge, Rusper Road, Newdigate Newdigate RH5 5BX

Preferred contact method — Email ☑ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? — Yes ☑ No ☐

Name	Mr Phil Rowe
Address	Melton Lodge, Rusper Road Newdigate DORKING Surrey RH5 5BX
Phone number	[redacted]
Email	[redacted]
Your reference	APP/Honeywood/NOT DVPT

Preferred contact method — Email ☑ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Horsham District Council
LPA reference number (if applicable)	DC/24/0099
Date of the application	16/01/2024

Did the LPA issue a decision? Yes ☑ No ☐

Date of LPA's decision 13/03/2024

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes ☐ No ☑

Does the appeal relate to an existing property? Yes ☑ No ☐

Address

Honeywood House
Horsham Road, Rowhook
HORSHAM
RH12 3QD

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes ☐ No ☑

E. DETAILS OF THE APPEAL

Please give a precise description of the proposed or existing use, operation or activity as outlined in the application in respect of which a certificate is sought.

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

Select the section under which the application was made:

Section 191 ☐

Section 192 ☑

Section 26H ☐

In the case of a proposal, had it been started before the application to the LPA was made? Yes ☐ No ☑

Please state the actual use of the site at the time of application to the LPA. (if not in use, write "nil" and state last known use).

Residential

Is there an effective enforcement notice on the site? Yes ☐ No ☑

F. REASON FOR THE APPEAL

1. Refused/refused in part to grant a certificate of lawful use or development. ☑

2. Failed to give notice of their decision within the appropriate period on an application for a certificate of lawful use or development. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☑

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☐ No ☑

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☑ No ☐

Please explain.

To assess the context.

2. Hearing ☐

3. Inquiry ☐

H. APPEAL STATEMENT

The statement is set out in

☑ the box below

We vehemently maintain sufficient 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.

The Council has not successfully grappled with the point that nothing is being proposed that would materially affect the external appearance of the building. The works proposed are wholly repairs and reinstatement.

The point on the permitted development for flats is true, but not applicable in this case, we are not arguing if its permitted development or not, but that its not development under section 55. These are two very different things. For example, the Council have permitted many applications which combine 2 flats to form one house on the basis that the internal re-configuration works are not development, so they have contradicted themselves here.

I. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☑

J. SUPPORTING DOCUMENTS

01. The application made to the LPA. ☑

02. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. Please number them clearly and list the numbers here or on a separate sheet. ☑

02. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. ☑

03. The LPA's decision (if any). ☑

04. All other relevant correspondence with the LPA. ☐

05. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. ☑

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). ☐

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application. ☐

K. CHECK SIGN AND DATE

(All supporting documents must be received by us within the 8 week time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledege.

I confirm that I will send a copy of this appeal form and supporting documents (including the full grounds of appeal) to the LPA today.

Signature	Mr Phil Rowe
Date	11/04/2024 11:00:27
Name	Mr Phil Rowe
On behalf of	Mr Scott Davis

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our privacy notice.

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) not previously sent as part of the application to the LPA.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

  https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@planninginspectorate.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. The application made to the LPA.
File name:	APPLICATION FORM.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	Rudgwick Preservation Society - NO OBJECTION.pdf
File name:	Ground Floor Plan.pdf
File name:	First Floor Plan.pdf
File name:	Southern elevations.pdf
File name:	Northern elevations.pdf
File name:	Planning statement - FINAL 3 dwellings 16 JAN 24.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.b. Copies of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	DocList.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. The LPA's decision
File name:	DN - refuse - Honeywood House - ufm10_LDC_(Proposed)_Refusal_Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	LOCATION PLAN.pdf

Completed by	MR PHIL ROWE
Date	11/04/2024 11:00:27