Horsham District Council

Mr David Richards
DENRA DESIGN Limited
Registered Office
25 Clinton Place
Seaford
BN25 1NP

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/24/0106

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 14th June 2024 (reference DC/24/0106) 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 change of use of residential annexe to a separate single dwelling (Lawful Development Certificate - Existing)

3. The land to which this refusal relates

Blackstone Gate Farm House, Henfield Road, Albourne, West Sussex

4. Reason for refusing this application

1 It has not been demonstrated on the balance of probability that the building shaded in red on the attached plan has been in continuous occupation as a residential dwelling (Use Class C3) for a period in excess of 4 years.

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	18.01.2024

Block plan		1773/3	18.01.2024
Elevation & Floor plan	Section, as existing	1773/1	18.01.2024
Supporting Statement	Rental Agreement Phillis	NONE	18.01.2024
Supporting Statement	Rental Agreement Callaway	NONE	18.01.2024
Supporting Statement	Building Control Completion Certificate 17.05.2019	NONE	18.01.2024
Supporting Statement		NONE	18.01.2024

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**.

Emma Parkes
Head of Development and Building Control

Date: 14/06/2024

Plan:

