Horsham District Council

Mrs Sara Rudkin
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Horsham
RH13 8AG

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/25/0950

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 29th July 2025 (reference DC/25/0950) 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

Removal of top of chimney to underside of roof plane. Continue roof over chimney and make good. (Lawful Development Certificate - Proposed).

3. The land to which this refusal relates

12 Hatchlands Horsham West Sussex RH12 5JX

4. Reason for refusing this application

1 The proposed removal of the chimney does not fall within any of the Parts or Classes defined within the Town and Country (General Permitted Development (England) (Order) 2015, as amended. In addition, the proposal is considered development under Section 55 of the Town and Country Planning Act 1990 as the works would materially alter the external appearance of the building under s55(2)(a)(ii) of the Act. Planning Permission is threfore required for the described works.

5. 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	Photos	KJ/25/01	06.06.2025

Elevation & Floor plan	Existing and Sections	KJ/25/02	06.06.2025
Elevation & Floor plan	Proposed and Sections	KJ/25/03	06.06.2025

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: 29/07/2025