

Mr Doug Wright
WPS Planning
The Courtyard
30 Worthing Road
Horsham
RH12 1SL

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

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

Application No: DC/26/0809

Horsham District Council hereby certifies that on the 8th May 2026 the use/operations/matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 as amended (“the Act”) for the following reasons:

- 1 It has been demonstrated on the balance of probability that the building (outlined in red on attached plan) has been used as an independent and self-contained dwellinghouse (Class C3) for a continuous period in excess of 4 years.

FIRST SCHEDULE

Use of former garage building as a residential dwelling. (Lawful Development Certificate - Existing).

SECOND SCHEDULE

Gaydon Kennel Lane West Grinstead Horsham

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		125/2026-1	08.05.2026
Supporting Statement	Planning	125/2026	08.05.2026
Elevation & Floor plan		125/2026-2	08.05.2026
Photos	Appendix C	NONE	08.05.2026

Supporting Statement	Statutory declarations	NONE	08.05.2026
Supporting Statement	Appendix B: Bank Statements	NONE	08.05.2026

PLAN



Additional notes

1. This certificate is issued solely for the purpose of s191 of the Act (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and thus was not liable to enforcement action under Part 7 of the Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land described in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by s 192(4) of the Act which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operation begun, in any of the matters relevant to the determining of such lawfulness.



Emma Parkes
Head of Development and Building Control

Date: 29/06/2026