



**Horsham
District
Council**

Mr David Hutchison
DJH Architectural and Planning Consultants
3 The Old Brewery
21B Warwick Road
Worthing
BN11 3ET

Our ref: DC/26/0806
Your ref: Barn Conversion at Henfield Lodge
Email: planning@horsham.gov.uk
Direct Line: 01403 215429
If Calling Please ask for: Bethan Tinning
Date: 7th July 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 3, Class Q**

Prior Notification for the Change of Use of an Agricultural Building to a single dwellinghouse.

Henfield Lodge Brighton Road Henfield West Sussex

Further to the above notification which was received on 18 May 2026, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

- 1 The building is the subject of Condition 5 of planning permission WK/3/02 and Condition 2 of DC/09/0995, which restrict its use to private domestic storage and commercial wine storage respectively; the conversion would therefore be contrary to these conditions and barred by Article 3(4) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Furthermore, because these historic permissions established a non-agricultural use on the site since it ceased to be part of an agricultural unit, the proposal fails to meet the foundational criteria of Paragraph Q.1(b)(iii) of Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.
- 2 The proposed development would include an extension that would extend from the rear elevation by more than 4m. The proposal would not accord with Q.1(i)(iii) of Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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.

Schedule of plans/documents

The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Location plan	Proposed	0283_01	18.05.2026
Block plan	Existing	0283_02	30.06.2026
Floor plan	Existing Ground	0283_03	30.06.2026
Roof plan	Existing	0283_04	30.06.2026
Elevation plan	Existing	0283_05	30.06.2026
Block plan	Proposed	0283_06	30.06.2026
Floor plan	Proposed Ground	0283_07	30.06.2026
Roof plan	Proposed Roof Plan	0283_08	30.06.2026
Elevation plan	Proposed	0283_09	30.06.2026
Roof plan	Proposed	0283_10	30.06.2026
Elevation plan	Proposed Gable Roof to Extension	0283_11	30.06.2026
Supporting Statement	Planning	NONE	18.05.2026
Supporting Statement	Structural Inspection Report	NONE	18.05.2026
Photos	Planning Photographs 1/2	NONE	18.05.2026
Photos	Planning Photographs 2/2	NONE	18.05.2026

Planning permission is therefore required for the proposed development.

Appeals to the Secretary of State

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of this decision notice for a 'minor commercial' (shop front) application, and within 6 months for most other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at

least 10 days before submitting the appeal. Further details are at
<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Emma Parkes', written in a cursive style.

Emma Parkes
Head of Development and Building Control