

Mr Michael Gray
South Eastern Planning Services Ltd
67 Coleridge Street
Hove
BN3 5AA

**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/26/0821

Horsham District Council hereby certifies that on the 20th 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 the attached plan) has been used as an independent residential dwelling for a continuous period in excess of 10 years (up until the date of this application).

FIRST SCHEDULE

Application to confirm the continuous use of an existing building as a self-contained dwelling (Use Class C3) (Lawful Development Certificate - Existing).

SECOND SCHEDULE

Peppers Farm, Peppers Lane, Ashurst, West Sussex

Schedule of plans/documents

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Statutory Declaration - Mr Neil Watts	NONE	20.05.2026
Elevation & Floor plan	Existing Elevations & Floor Plan	PL/TG/02A	20.05.2026
Photos	Internal Photos - Dated 06/05/2016	NONE	20.05.2026
Location plan	Location Plan	PL/TG/03A	20.05.2026

Supporting Statement	Statutory Declaration - Alison Woods	NONE	20.05.2026
Supporting Statement	Planning Statement	NONE	20.05.2026
Supporting Statement	Tenancy Agreement - Mr Neil Watts	NONE	20.05.2026

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: 24/07/2026

PLAN

