

Mr Martin Brown
Benbro Ltd
5 Stanhope Cottages
Racecourse Road
Lingfield
Surrey
RH7 6PQ

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 191 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

REFERENCE: DM/25/2237

PROPOSAL: EXISTING LAWFUL DEVELOPMENT APPLICATION TO
FORMALLY CONFIRM THAT DRURY LODGE IS IN THE
CORRECT PLANNING CLASS. AS DRURY LODGE IS AN HMO
WITH 12 UNITS, LICENCED TO HOUSE UP TO 20 TENANTS, IT
SHOULD BE IN THE SUI GENERIS CLASS.

LOCATION: DRURY LODGE, CRANSTON ROAD, EAST GRINSTEAD, WEST
SUSSEX

DECISION DATE: 16 OCT 2025

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK

The Mid Sussex District Council hereby certify that on 5th September 2025 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, is lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

1. It is considered that the applicant has established on the balance of probabilities that Drury Lodge has been used as a House of Multiple Occupancy with 12 units for up to 20 tenants within a Sui Generis use class, continuously for more than ten years from the date of the Lawful Development Certificate application and a Lawful Development Certificate can be issued.

First Schedule

Existing Lawful Development application to formally confirm that Drury Lodge is in the correct planning class. As Drury Lodge is an HMO with 12 units, licenced to house up to 20 tenants, it should be in the Sui Generis class.

Second Schedule

Drury Lodge, Cranston Road, East Grinstead, West Sussex

Informatives

1. None.

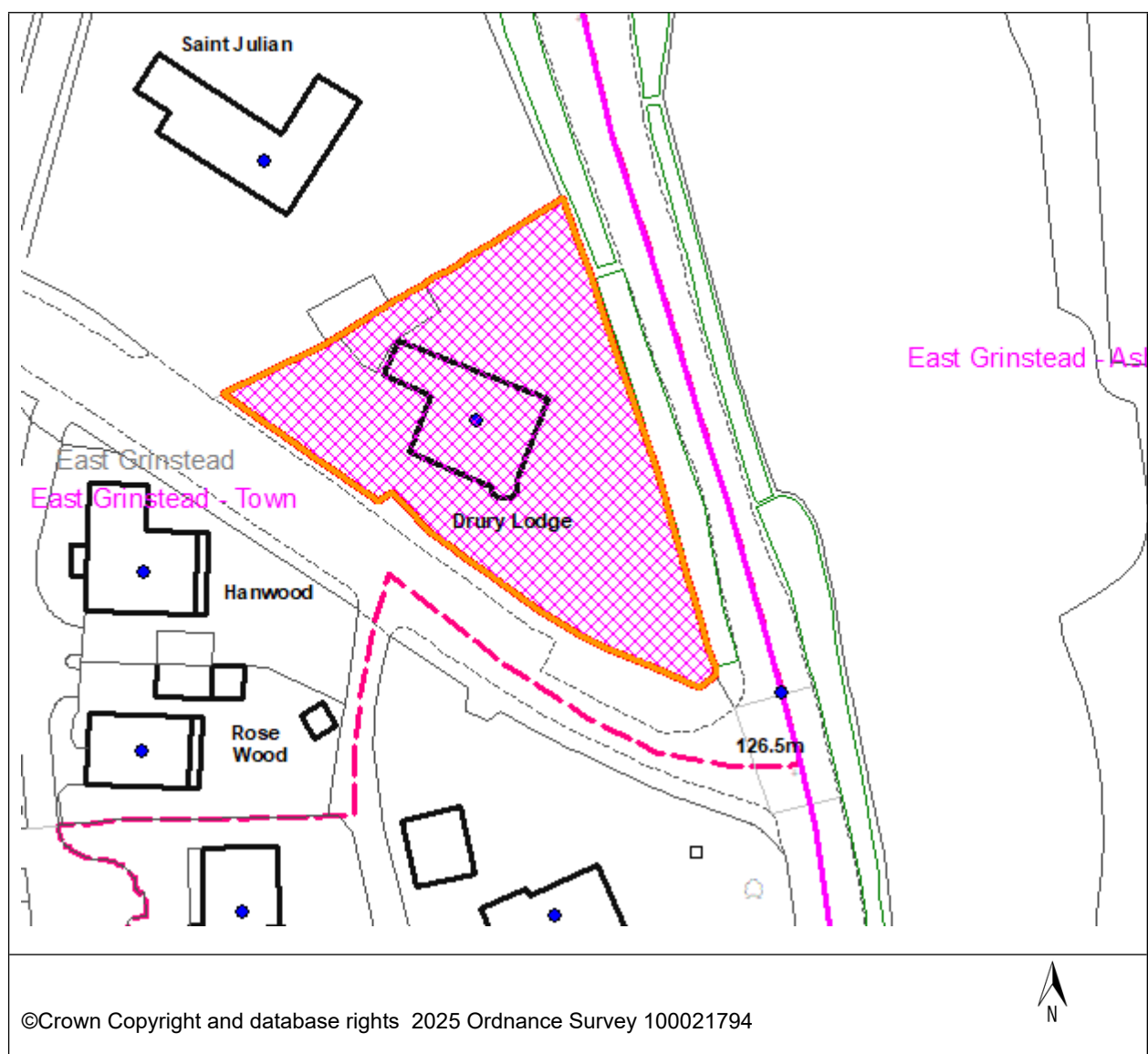


Ann Biggs
Assistant Director Planning and Sustainable Economy

PELDEZ

Notes:

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (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 is lawful, on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 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 specified 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 the provision in Section 192(4) of the 1990 Act, as amended, 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 operations begun, in any of the matters relevant to determining such lawfulness.



APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority 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.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

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 on GOV.uk](#).