

BRETT INCORPORATED

PLANNING AND DEVELOPMENT SERVICES

LIMITED



24 June 2026
Our Ref.: 1844.2

Dera Planning Admin,

Application for a Certificate of Lawfulness for Proposed Use or Development (CLPUD) at Henley Grange (formerly New Place) Chapel Road, Bolney RH17 5QY

I enclose herewith an application that seeks formal confirmation the incidental building shown on the attached drawing 1844.2 comprises permitted development under Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In this respect, whilst the demolition of the existing outbuilding will comprise permitted development under Class B of Part 11 of Schedule 2, the proposed new incidental building will satisfy all the related aspects of Class E. In particular, it will be used for purposes incidental to the main house as a gym/workshop/summerhouse etc. as per E, will have a mono-pitched roof with an overall maximum eaves height no greater than 2.5m above the highest ground level adjacent to the building, which slopes down very slightly from west to east, to comply with Article 2(2) and E.1(e) & (f) and a front roof overhang of 30cm not considered to comprise a verandah in breach of E.1(h). It is not clear at this stage the type of materials or the extent of windows and doors etc. that will be used in the construction of the building but these matters are not controlled under these particular permitted development rights.

On the basis this property does not fall within a special protected area, is not listed and that all other aspects of Class E are complied with or not breached etc., it is hoped a Certificate of Lawfulness will be issued at the earliest opportunity to enable the building to be constructed with confidence that no specific planning permission is required for it.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Simon Brett'.

Simon Brett

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