

15 October 2025
Ref: 25043/GW

Planning Department
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex, RH16 1SS

Dear Sir/Madam

APPLICATION FOR CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE HOME FARM, LEWES ROAD, EAST GRINSTEAD RH19 3UN

We are instructed by Mr P Olive to submit an application for a certificate of lawfulness (CLUED) to confirm the residential use of two barns and an outbuilding at Home Farm that have been used in connection with the existing main dwellinghouse since the 1960/70s. The barns provide a snooker/games room and home office, fitness studio, and accommodation associated with the swimming pool (including kitchen and toilet). There is a link corridor back to the main house.

The Applicant is a prospective purchaser of the property and, in the absence of any planning history to confirm the lawful use of this space, is seeking to clarify that it is acceptable to use this space as ancillary residential accommodation. The application has been prepared in conjunction with the owners of the property (The Farrar Family).

In support of the application, we provide the following information:

- Written statement from Mr E Farrar outlining the historic use of the barns
- Written Statement from Mr W Farrar, who grew up living in the property
- Written Statement from Mr J Farrar, who grew up living in the property
- Written Statement from Ms H Farrar, eldest daughter who grew up living in the property
- Written Statement from Pat Twinn, former housekeeper at the property.
- Photo sheet showing the rooms today (complete with residential fittings and radiators)
- Photo sheet of rooms being used in 1970s
- Property Layout Plans showing floorplan of relevant rooms within the barns

Summary of case

Home Farm is located to the south of East Grinstead. It comprises a large Victorian farmhouse, a cottage that adjoins the farmhouse (Home Farm Cottage) and an extensive range of outbuildings/barns.

Two barns and the pool room outbuilding, located to the rear of the Farmhouse, connect the main residence to the outside pool courtyard area and have been used in association with the main residential use of the property.

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The barns have been refurbished, and residential windows and doors have been fitted, together with a radiator heating system, wood panelled walls, carpets and floor coverings, painted ceilings and electrical fittings. The pool house building includes a toilet and kitchen area. The historic nature of the fittings and fixtures show that this conversion works took place over 10 years ago.

The barns were predominantly used by the children of the house as play space. Although Mr E Farrar's bedroom as a child was located to the rear of the games room at a point in time. This space later becoming used as a home office.

The written statements and photographs provided show that the conversion of the two barns and outbuilding, into rooms and the pool house, used in association with the enjoyment of the residential property, was undertaken more than 10 years ago and that the rooms have been maintained as part of the farmhouse ever since.

Accordingly, an application is made to confirm that the continued use of these barns and outbuilding for residential purposes in association with the existing farmhouse is lawful and can continue.

If you have any questions, or if you require any further information, please don't hesitate to contact me.

Yours faithfully

