
Mid Sussex District Council
Chief Planning Officer
Oaklands Road
Haywards Heath
RH16 1SS

29th January 2026

Dear Sirs,

Re: Rock Lodge Cottage formally Barries) RH17 7NG

We wish to apply for a Certificate of Lawful Use for the above property, which has been used as a habitation continuously for more than four years.

Background

Rock Lodge Vineyard was purchased by John Bellière in 1999, following which, the business buildings have been occupied by BSW Building Services and the two vineyards have been leased to Plumpton Agricultural College.

In September 2021 BSW separately purchased the original, part Victorian, Rock Lodge Cottage, located on the NW corner of the estate, together with its land, comprising approximately 2.5 acres and an outbuilding constructed by the previous owner in 2002. The original Rock Lodge Cottage was then extended and renamed "Vine House". An area of land comprising approximately 1.5 acres has been leased separately as an apple orchard and the outbuilding, then known as "Barries", was refurbished and let as a small dwelling.

The outbuilding, "Barries", had been previously deployed by the then owner for domestic and business purposed, which comprised of an entrance area, a large open area, a kitchenette and a separate shower room with hand basin and WC. The building was originally constructed to a high standard with insulated walls and ceiling, double-glazing and electric panel heating – see enclosed photographs and Clifford Dann construction drawing no. 699/5, dated October 2001. BSW initially upgraded this building, including the electrical installation, the fitting of an air source heat pump for heating and a full redecoration. It was then let as a single person dwelling, with a lease commencing on 18th December 2021.

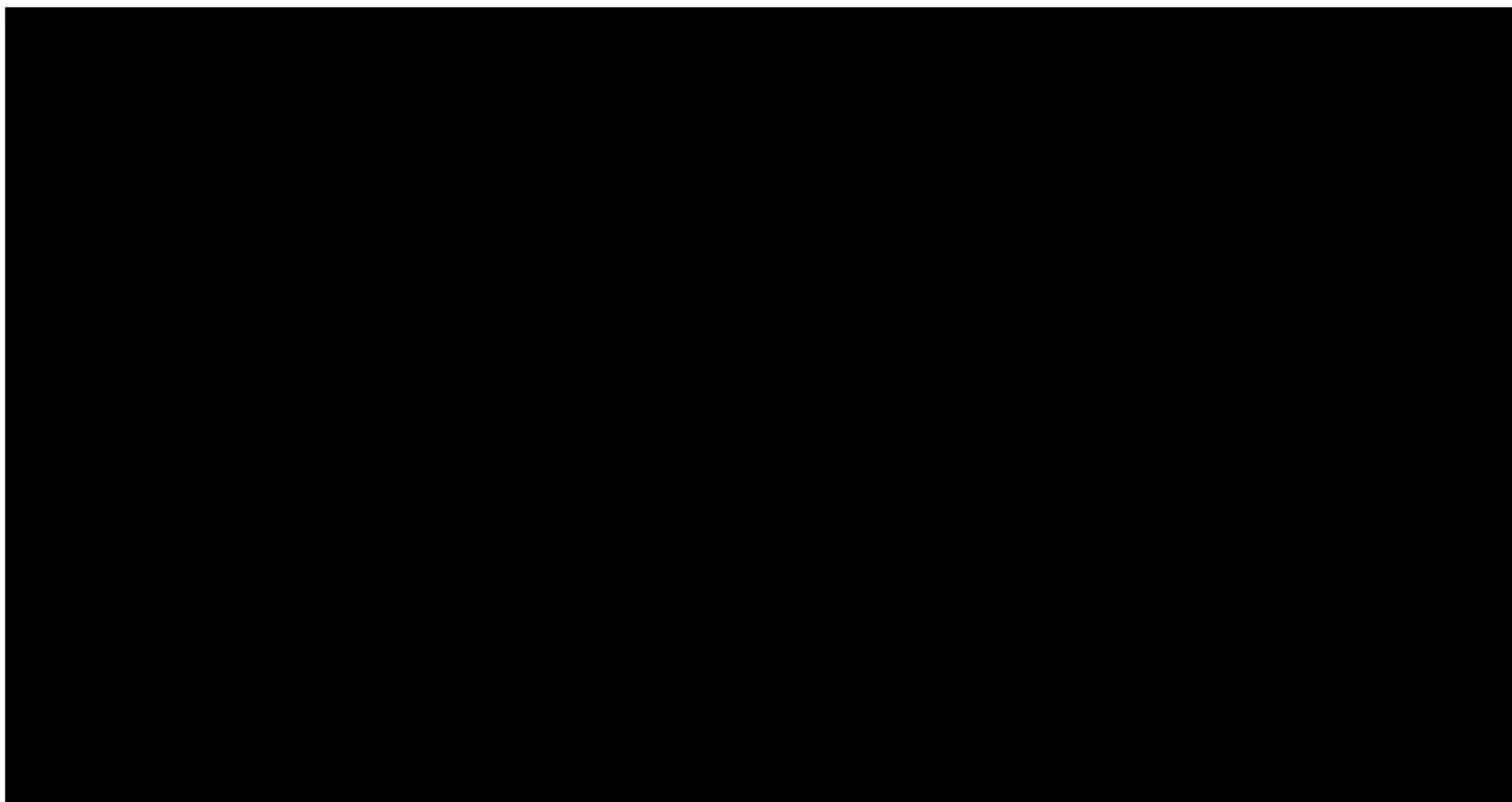
BSW wrote to the LPA on 29th April 2022, stating that works had already been undertaken but expressing the wish to regularise these matters (copy letter herewith). Planning Officer, Joseph Swift, subsequently visited the site and issued a full response on 13th July 2022 (copy herewith). He stated that we would require planning permission to use, "Barries" as a habitation and we subsequently made an application dated 16th September 2022.

Various enquiries were made by the LPA over several months, which culminated in a refusal dated 27th April 2023 – see correspondence herewith.

The tenant, who had no alternative accommodation, remained living at the property and has done so ever since. The property, "Barries" was subsequently renamed and is now known as, "Rock Lodge Cottage". During the term of occupancy there have been no issues or complaints of any kind from any neighbours or other parties. There is no disruption caused to any adjoining premises and the present arrangement is entirely to the satisfaction of BSW and Plumpton College, as well as the owner, John Bellière.

In December 2024 an enforcement officer from the LPA visited the premises and indicated that the LPA were considering enforcement of the original planning refusal but no further action has been taken. In accordance with the Town and Country Planning Act 1990, it is now eligible for a Certificate of Lawful Use and we are attaching herewith the application paperwork for this, which we trust you will find in order. We will be pleased to provide any further information you may require.

Yours faithfully,



Encs.

Cheque dated 29/01/2026 - £298.00

Application for a Lawful Development (4 copies)

Clifford Dann drawing no.669/020 dated August 2000

MSDC Building Works Guidance dated August 2001

Clifford Dann Floor Plan dated Oct 2001 no. 699/5

MSDC Permission Application No. LR/01/00335/FUL dated 20/02/2001 and invoice

Tenancy Agreement with V.J. Bellière dated 15/12/2021

Site Survey drawing dated 17/03/2022 no. R1979 and Survey Plan 1:1250

Letter from applicant to LPA dated 29/04/2022

Response from LPA dated 13/07/2022

Planning Application DM/22/2889 – 16/09/2022

Email from LPA dated 11/11/2022

Response from applicant to LPA dated 16/11/2022

Further email from LPA dated 02/12/2022

Reply from applicant dated 02/12/2022

Applicant response to LPA following planning consultation dated 20/04/2023

Response from LPA dated 24/04/2023

Planning refusal dated 27/04/2023

Utility bill dated 04/05/2023

Photographs of Rock Lodge Cottage – current