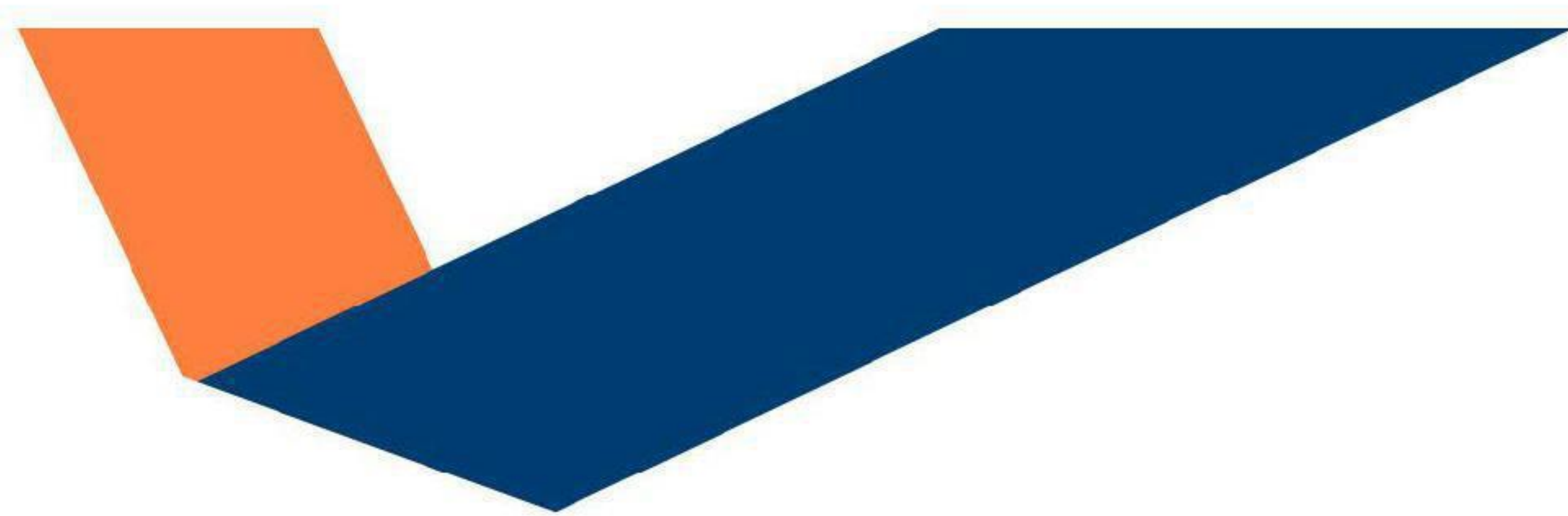




Ms. J. Holmes
Assistant Chief Executive
Development Management
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex RH16 1SS

10th November 2025

Our Ref: J005353

Dear Ms Holmes,

**APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR THE USE OF PART
OF AN OUTBUILDING AS AN EXISTING DWELLING AT FLORAN FARM,
HOPHURST HILL, CRAWLEY DOWN, RH10 4LP.**

I refer to the above. WS Planning & Architecture have been instructed by Mr Batten to submit a Certificate of Lawfulness application for the use of part of an outbuilding as an existing dwelling at Floran Farm, Hophurst Hill, Crawley Down, RH10 4LP.

Please find enclosed the following documents to support the request:

- J005353-DD-01 Site Location Plan
- J005353-DD-03 As Existing Site Plan
- J005353-DD-04 As Existing Floor Plan
- Statutory Declarations

Application Site

The site comprises a large outbuilding currently in a mixed use. The outbuilding is also referred to as 'The Barn'. The three attached garages are where Mr Batten stores his private car collection, and is used for general storage. There is an existing residential unit on the ground floor, with an existing courtyard garden.

This application seeks a Certificate of Lawfulness for an Existing Use or Development, concerning the existing residential use within this outbuilding.

Evidence

The Court held in *FW Gabbittas V SSE and Newham LBC [1985] JPL 630* that the Applicant's own evidence does not need to be corroborated by "independent" evidence in order to be accepted. If the LPA have no evidence of their own, or from others, to contradict or otherwise make the Applicant's version of events less than probable,

WS Planning & Architecture

enquiries@wsa.co.uk | wsa.co.uk

Reg Office: 5 Pool House, Bancroft Road, Reigate Surrey, RH2 7RP
Company No. GB3763487 | WS Planning & Architecture is a trading
name of Woods, Sanders & Co Ltd

Managing Director: Mr B Woods BA TP MRTPI

Planning Director: Mr S Copping BA (Hons) DipTP MRTPI

Architectural Director: Mr L Barker BA (Hons) BArch (Hons) RIBA

Surrey Office

5 Pool House
Bancroft Road
Reigate
Surrey RH2 7RP
01737 225 711

London Office

One Croydon
11th Floor
12-16 Addiscombe Rd
Croydon CR0 0XT
020 3828 1180

Kent Office

Brouard Architects
1 Bromley Lane
Chislehurst
Kent BR7 6LH
01689 857253



there is no good reason to refuse the application, provided the Applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate "on the balance of probability". It is therefore considered that on the balance of probability a Certificate should be granted.

The period of time in question is therefore from April 2020.

Submitted in support of this Certificate of Lawfulness application are statutory declarations signed by Mr Carrodegua, Mr Simmons, Mr Firmstone, Mr Powell, Mr Korcipa, Mr and Mrs Jenner, Mr and Mrs Newbury, Mr and Mrs Luthwaite, and the applicants Mr and Mrs Batten.

Mr and Mrs Batten

The signed statutory declarations provided by the Applicants confirm that the garden room and walled courtyard (part of the building in question) was built in 2005, and that 'The Barn' has been lived in as a dwelling for over 27 years. This is in excess of the 4 year period of time in question.

Mr Carrodegua

The signed statutory declaration provided by Mr Carrodegua confirms 'The Barn' was converted to a dwelling in the 1990s, and confirms it comprises a separate property to the 'New House'.

Mr Simmons

The signed statutory declaration provided by Mr Simmons confirms that 'the Barn' comprises a separate property to the 'New House'.

Mr Firmstone

The signed statutory declaration provided by Mr Firmstone confirms that 'The Barn' was converted to living accommodation in 1999.

Mr Powell

The signed statutory declaration provided by Mr Powell confirms that 'the Barn' comprises a separate property to the 'New House'.

Mr Korcipa

The signed statutory declaration provided by Mr Korcipa confirms that 'the Barn' comprises a separate property to the 'New House'.

Mr and Mrs Newbury

The signed statutory declarations provided by Mr and Mrs Newbury confirm that 'the Barn' comprises a separate property to the 'New House'.

Mr and Mrs Jenner

The signed statutory declarations provided by Mr and Mrs Jenner confirm that 'the Barn' comprises a separate property to the 'New House'.

Mr and Mrs Luthwaite

The signed statutory declarations provided by Mr and Mrs Luthwaite confirm that 'the Barn' comprises a separate property to the 'New House'.

Conclusion

Therefore, it is submitted that the most probable version of events, is that the building in question (aka The Barn) has been used as a dwelling for a period in excess of 4 years prior to the date of this application.

As per the evidence submitted, the Applicants' own version of events is the most probable, and as such it is respectfully requested that LPA grant a Certificate of Lawfulness for the development as has been described on the submitted application forms.

Yours sincerely,

