



107 Morris Drive  
Billingshurst  
West Sussex  
RH14 9ST

Telephone 01403 784985

Mobile 07584 308 408

Email: [clerk@nuthurst-pc.co.uk](mailto:clerk@nuthurst-pc.co.uk)

Web: [www.nuthurst.parishcouncil.net](http://www.nuthurst.parishcouncil.net)

Madeleine Hartley  
Head of Enforcement  
Horsham District Council  
Parkside, Chart Way, Horsham  
West Sussex RH12 1RL

23 December 2019

Dear Madeleine

### **Compliance Complaint 1544056: Dun Horse Inn, Brighton Road, Mannings Heath**

I reported this complaint using your on line form on 19 December 2019. The complaint was as follows: *"The Parish Council are in receipt of several reports that building works are continuing on the ground floor of the Dun Horse despite DC/19/1389 remaining `registered`. Internal walls/doors have been erected and a side door has been bricked up."*

I received a reply from Shazia Penne, Compliance Support Officer, on 20 December 2019 as follows: *"I have taken a look at the planning applications for the Dun Horse Inn and please be advised that they have received approval under DC/17/2293 where I can confirm that all pre-commencement conditions have been discharged under DISC/19/0179. The pending application is for Change of Use only – therefore no works attached to the application."*

The Parish Council considers the Shazia Penne has misunderstood the position with planning applications in respect of the Dun Horse Inn for the reasons given below and asks that HDC carries out an enforcement investigation on the site.

The approval under DC/17/2293, which the Parish Council supported with reservations because it wished to see the re-opening of the public house, consisted of two parts.

The first part was *"Erection of external staircase to side elevation and installation of 1x dormer windows to southern and northern roof slopes in connection with creation*

*of 2 x 2 bed flats.*” The work to convert the first floor into two flats has been underway for several weeks.

The second part was *“Refurbishment of ground floor public House (A4) incorporating external alterations to fenestration and demolition of external toilet block.”* The approved work was to refurbish the bar area with a seated dining area, an extended kitchen and internal toilets. Subsequently, the owner informed the Parish Council that it was not viable to re-open as a public house (the Parish Council has challenged this) and that instead he would be submitting an application to convert the ground floor into flats rather than carrying out the refurbishment work.

The owner has submitted planning application DC/19/1389 *“Change of use from (A4) pub to 3.No (C3) flats on ground floor”*. This application has not yet been determined by HDC and it is clear that it consists of much internal construction work in order to create three flats. This is the pending application referred to by Shazia Penne who is clearly mistaken that there are *“no works attached to the application.”*

In view of this, and the fact that the Parish Council has received reports of construction work taking place on the ground floor without planning permission, I would be grateful if you would investigate this alleged breach of planning controls.

Yours sincerely

Sarah Hall  
Clerk, Nuthurst Parish Council