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**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

PERMISSION

REFERENCE: DM/25/0737

DESCRIPTION: ERECTION OF NEW OUTBUILDING, INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED BUILDING. CHANGE OF USE TO ALLOW C1 USE TO UPPER FLOORS.

LOCATION: CASTLE INN, LONDON ROAD, HICKSTEAD, HAYWARDS HEATH

DECISION DATE: 8 JAN 2026

**CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@MIDSUSSEX.GOV.UK**

The Council hereby notify you that they **GRANT LISTED BUILDING CONSENT** for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The works to which consent relates shall be begun not later than 3 years from the date of this consent.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority:
 - o Details including samples of roofing and facing materials with respect to the alterations to the existing building and to the new outbuildings
 - o Details of the mix for the render repairs.

o Details including a sample panel of the repointing works to the brickwork to the elevations, including details of the mortar mix

The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan.

3. No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority Detailed drawings, at 1:20 scale, including sections and annotated to show materials and finishes, of the following:
- - replacement porch to the front (east) elevation. The drawings should include details of the fixings to the historic fabric.
 - - new or replacement windows, to the main building and outbuildings, to include as appropriate sectional details of glazing bars.
 - - new or replacement internal and external doors, including as appropriate details of glazing bars.

The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan.

4. New rainwater goods and other external pipework to be of painted metal.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan.

5. The new rooflights to be flush fitting, metal framed conservation style rooflights.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Other	1725_2.019	A	09.10.2025

Existing Elevations	1725_1.006		24.03.2025
Location and Block Plan	1725_1.001	-	19.03.2025
Existing Site Plan	1725_1.002	-	19.03.2025
Existing Floor Plans	1725_1.003	-	19.03.2025
Existing Floor Plans	1725_1.004	-	19.09.2025
Other	1725_1.005	-	19.03.2025
Existing Elevations	1725_3.007	-	19.03.2025
Proposed Site Plan	1725_3.001	B	13.05.2025
Proposed Floor Plans	1725_3.002	B	13.05.2025
Proposed Floor Plans	1725_3.003	-	19.03.2025
Proposed Floor Plans	1725_3.004	A	28.04.2025
Proposed Floor Plans	1725_3.005	B	19.09.2025
Proposed Roof Plan	1725_3.006	-	19.03.2025
Proposed Elevations	1725_3.007	B	09.10.2025
Proposed Elevations	1725_3.008	A	13.05.2025
Landscaping Details	1725_3.011	A	13.05.2025
Design and Access Statement	1725	-	19.03.2025
Other	1725_3.010		13.05.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PELBCZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*

