

Betsa Capital Partners Ltd
Mr Paul Webster
Maple Planning & Development Ltd
PO Box 573
Tunbridge Wells
TN2 9WF

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED) - SCHEDULE 2, PART 3, CLASS MA**

PERMISSION

REFERENCE: DM/24/3076

DESCRIPTION: CHANGE OF USE OF THE UPPER FLOORS (LARGELY VACANT OFFICE SPACE) ABOVE A USE CLASS E RETAIL UNIT, TO FIVE RESIDENTIAL FLATS.

LOCATION: 87 - 89 LONDON ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19 1EQ

DECISION DATE: 19 JUN 2025

CASE OFFICER: ANDREW HORRELL -
ANDREW.HORRELL@MIDSUSSEX.GOV.UK

The Council hereby confirm that their **prior approval is given** 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. No development shall commence until a scheme that addresses the issues of acoustics, ventilation and overheating (AVO) has been submitted to and agreed in writing by the Local Planning Authority. Good acoustic design shall be fully integrated into the scheme.

Reasons - To accord the amenity of future occupiers in terms of noise, air and light pollution to comply with policies DP26 and DP29 of the Mid Sussex District Plan.

Your attention is drawn to the caveats set out below:

INFORMATIVES

1. The development subject of this application must be completed within a period of three years starting with the prior approval date.
2. The development shall be carried out in accordance with the approved details, unless the Local Planning Authority and the developer agree otherwise in writing.
3. The developer shall notify the Local Planning Authority in writing of the completion of the development as soon as reasonably practicable after completion. This notification shall include: a) the name of the developer; b) the address or location of the development; and c) the date of completion. The notification form can be downloaded from our website at:
<https://www.midsussex.gov.uk/media/3700/completion-householdergeneralpermitted-development-larger-homes-extensions.pdf>
4. Any external works/alterations required in association with the permitted change of use of the building will require the submission of an application for full planning permission.
5. **On the basis that the application sites falls within 7km of the Ashdown Forest Special Protection Area (the 'zone of influence'), the development hereby approved must not be begun until an application has been made to the District Council under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 and written notification of approval has been received.**
6. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

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
Location and Block Plan	100		18.12.2024
Existing Floor Plans	200		18.12.2024
Proposed Floor Plans	700	C	12.06.2025
Existing and Proposed Elevations	300		28.02.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

AEPCZ