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

19th February 2025

Our Ref: 24/7858

Dear Sir/Madam,

Discharge of Conditions Application for Condition 18 of Planning Permission DM/15/5067
Unit 11 Queens Walk, East Grinstead, RH19 4DW

On behalf of our client, Coffee #1 Limited, please find enclosed an application to discharge Condition No. 18 of Planning Permission No. DM/15/5067, which states:

Demolition of the existing retail premises on the Norther side of Queens Walk along with 1-4 Normans Gardens and 26-38A Queens Road for Mixed Use Development Comprising new retail (1,624Sqm) and 129 residential apartments along with necessary supporting infrastructure to include: waste and refuse facilities, plant and ventilation, servicing, car parking and cycle storage. (Amended plans received)

Condition 18 concerns the provision of a ground floor plan for the commercial units as well as written confirmation of the use.

This Discharge of Condition Application has been submitted via the Planning Portal (ref: PP-13722520) and includes completed application forms and the relevant documentation as set out below. The required fee of £215.00 has been paid via the Planning Portal.

This Discharge of Conditions Application has been submitted separately to, but in conjunction with application no. DM/25/0204 for the proposed 1 no Fascia Signa and 1 No Projecting Sign.

Condition No 18

The relevant condition attached to the planning permission is as follows:

'Prior to the first occupation of any individual unit within the commercial floorspace hereby approved written confirmation of the use, including a floor plan, shall be submitted to and agreed with the Council in writing prior to the commencement of that use.'

Managing Director
Helen Cuthbert

Directors
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey

Consultant
Lorna Byrne

Associate Directors
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Reason: To ensure there is not an over-provision of non -A1 units to accord with Policy S1 of the Mid Sussex Local Plan and Policy DP3 of the submission District Plan.

The following documentation has been submitted in order to discharge this condition:

- Proposed Ground Floor Plan (Dwg No: A-G/1622-24-P02); and
- This Cover Letter confirming that the proposed use.

The proposed use for Unit 11 is for a coffee shop, therefore falling within Use Class E.

We trust that the above and the enclosed supporting documents are satisfactory, and we look forward to the validation for this application in due course. However, should you have any further questions, please do not hesitate to contact me.

Yours faithfully,

