

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0954	Case Officer:	Tracie Axford
Application Type:	Full Application		
Proposal:	Proposed cladding remediation works to remove combustible cladding elements, render systems and timber panels and replace them with materials and systems of limited combustibility and non-combustible materials.		
Site:	Wallis House, Orchard Way, East Grinstead, West Sussex, RH19 1BL, , ,		
Validation Date	29 Apr 2026	Overall Expiry Date:	22 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Jun 2026
Target Date:	24 Jun 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	23 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0954

**Wallis House, Orchard Way, East Grinstead, West Sussex, RH19 1BL, ,
Proposed cladding remediation works to remove combustible cladding elements, render systems and timber panels and replace them with materials and systems of limited combustibility and non-combustible materials.
Mr Tom Woodman**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

None

EAST GRINSTEAD TOWN COUNCIL

No comment

INTRODUCTION

Planning permission is sought for proposed cladding remediation works to remove combustible cladding elements, render systems and timber panels and replace them with materials and systems of limited combustibility and non-combustible materials.

RELEVANT PLANNING HISTORY

14/02638/FUL - Installation of an external render wall insulation system. Replacement windows with Velfac aluminium/ wood composite windows double glazed (colour dark grey) Approved 11.09.2014
14/02639/FUL - Installation of an external render wall insulation system. Replacement windows with PVCu windows double glazed (colour white) Approved 11.09.2014
14/04455/FUL - Installation of an external render wall insulation system. Replacement windows with PVCu double glazed windows (colour white). Revised submission to that approved under application reference 14/02639/FUL. Approved 22.01.2015

SITE AND SURROUNDINGS

Wallis House is a seven storey block of 21 apartments located to the northern side of Orchard Way. The existing building is clad with an orange and white render.

The application site borders an area of woodland to the west/south western side, Glen Vue to the northern (rear) and residential flats (Charter Place) to the west/south western side.

The application site is designated within the Mid Sussex District Plan as being within the built up area boundaries of East Grinstead.

APPLICATION DETAILS

Planning permission is sought for proposed cladding remediation works to remove combustible cladding elements, render systems and timber panels and replace them with materials and systems of limited combustibility and non-combustible materials.

The existing building is clad with an EPS based External Wall Insulated System (Wetherby Epsitec), both white and orange in colour which can be found on the majority of the existing façades including parts of the ground floor car park and highest roof levels. It is proposed to remove this and replace it with a mineral wool based External Wall Insulated System.

Found in 3 locations at the undercroft car park, are timber screens attached with screws to timber joists providing access to waste/water pipes of the building. It is proposed to remove the timber screens and

replace with an impact resistant galvanised steel plate fixed as an access hatch to retain access to the existing waste/water pipe.

Rendered 60mm PUR insulation can be found on the undercroft car park soffit between structural beams. It is proposed to remove this and replace it with a mineral wool based External Wall Insulated System (EWI).

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the East Grinstead Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted on 28th March 2018. The relevant policies are:

DP26 - Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

East Grinstead Neighbourhood Plan

Relevant Policies:

Policy EG3 - Promoting Good Design

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to character and design and states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace; - contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.'*

Policy EG3 of the East Grinstead Neighbourhood Plan relates to promoting good design and states:

'Planning permission will normally be granted where development proposals meet the following criteria:

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- h) Proposals make provision for green infrastructure and biodiversity enhancement.*

The Council's adopted Design Guide is a material consideration in the determination of the application. Design Principle DG38 requires good architecture whilst responding appropriately to its context.

The supporting design and access statement sets out that the new mineral wool based External Wall Insulated System will match the appearance of the existing building in terms of colour, texture and form (lapped boarding), details of which can be secured by condition.

The proposed galvanised panels replacing the existing timber cladding at ground floor level will be replaced with powder coated galvanised panels which will have a similar appearance to the existing timber panels.

The application is accompanied by a fire statement which states that the fire safety standard of the building is being improved upon compared with the existing condition. As the works are safety-led and the visual changes are negligible, it is therefore considered that the proposal complies with policy DP26 of the MSDC District Plan, and EG3 of the neighbourhood plan.

Impact on neighbouring amenity

In terms of impact upon neighbouring amenities Policy DP26 in part seeks to ensure that development:

'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'

Policy EG3 states that proposals should "not harm" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

As the proposal is limited to the replacement of the existing combustible cladding with cladding of a similar appearance, and does not involve any enlargement of the building or alterations to existing openings, it is considered that the development would not result in significant harm to neighbouring amenity. It is therefore considered that the proposal complies with policy DP26 of the Mid Sussex District Plan.

BIODIVERSITY NET GAIN

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application is comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposed replacement external material is considered to closely match the existing design and appearance of the building and being of a similar appearance to the existing cladding it is also considered to be in-keeping with the character of the wider locality. In addition, the alterations would not cause significant harm to the amenities of the neighbouring properties. The application therefore complies with policy DP26 of the District Plan, policy EG3 of the Neighbourhood Plan, the adopted Mid Sussex Design Guide as well as the requirements of the NPPF.

Decision: Permission

Case Officer: Tracie Axford