

Mr And Mrs R Hagan  
Mr James Clague  
James Clague Architects  
Latchmere House  
26 Watling Street  
Canterbury  
CT1 2UD

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

**PERMISSION**

**REFERENCE: DM/25/1754**

**DESCRIPTION: REMOVAL OF ABOVE GROUND OIL TANK AND REPLACEMENT WITH BELOW GROUND LPG TANK, REPLACEMENT OF CESS PIT WITH NEW BELOW GROUND WATER TREATMENT PLANT, REPLACEMENT RETAINING WALL AND STEPS.**

**LOCATION: TANYARD MANOR, HORSTED LANE, SHARPTHORNE, EAST GRINSTEAD**

**DECISION DATE: 20 OCT 2025**

**CASE OFFICER: CATHERINE CARDIN -  
CATHERINE.CARDIN@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.

**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:

| <b>Plan Type</b>   | <b>Reference</b> | <b>Version</b> | <b>Submitted Date</b> |
|--------------------|------------------|----------------|-----------------------|
| Location Plan      | 27900_EX_05      |                | 08.07.2025            |
| Block Plan         | 27900_EX_06      |                | 08.07.2025            |
| Proposed Roof Plan | 27900_PL_06      | REV A          | 08.07.2025            |
| Proposed Sections  | 27900_PL_06      | REV A          | 08.07.2025            |
| Proposed Site Plan | 27900_PL_06      | REV A          | 10.07.2025            |



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** of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and 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; or
- (ii) an enforcement notice is subsequently 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.

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 planning 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

