

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0766	Case Officer:	Rachel Richardson
Application Type:	Full Application		
Proposal:	Conversion of the site into a Banking Hub. Single glazed aluminium framed shopfront replaced with new double-glazed anodised aluminium shopfront and external ATM and spandrel panel surround to ATM. Two new louvres at ground floor level to the rear.		
Site:	83 - 85 London Road, East Grinstead, West Sussex, RH19 1EQ, , , ,		
Validation Date	25 Mar 2026	Overall Expiry Date:	4 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Aug 2026
Target Date:	20 May 2026	Recommending Officer Signature:	Rachel Richardson

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Stephen Ashdown	Date:	12 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0766

**83 - 85 London Road, East Grinstead, West Sussex, RH19 1EQ, , ,
Conversion of the site into a Banking Hub. Single glazed aluminium framed shopfront replaced with new double-glazed anodised aluminium shopfront and external ATM and spandrel panel surround to ATM. Two new louvres at ground floor level to the rear.
Adam Chambers**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEE COMMENTS

Sussex Police: No further comment.

MSDC Environmental Protection: No objections subject to a planning condition to ensure the hours of operation of the condenser units are limited.

TOWN COUNCIL OBSERVATIONS

East Grinstead Town Council: No comment

INTRODUCTION

Planning permission is sought for conversion of the site into a Banking Hub. Single glazed aluminium framed shopfront replaced with new double-glazed anodised aluminium shopfront and external ATM and spandrel panel surround to ATM. Two new louvres at ground floor level to the rear. Amended drawings have been submitted to illustrate proposed AC condenser units adjacent to existing units.

RELEVANT PLANNING HISTORY

DM/26/0782 - Advertisement Consent proposing externally illuminated main fascia sign, an externally illuminated heritage projecting sign, an internally illuminated directory of services and banking availability poster, two internally illuminated marketing posters, a community and ownership message, advertisement on the top collar of the ATM and on the entrance door - a DDA sign, CCTV sign and opening hours sign. Pending.

SITE AND SURROUNDINGS

The application site, 83 - 85 London Road is a two storey terraced building located at the eastern end of Railway Approach and on the northern side of London Road situated along the main shopping high street in East Grinstead.

The ground floor of the building was previously used by 'Bathstore' furniture shop. The site is situated between a 'Subway' retail unit to the east and Collingwood Batchellor furniture shop to the west. The building is directly opposite Clean Stitch tailors and V & T News Express Grocery Shop. A McDonald's and Lidl are located nearby, but most of the establishments along the A22 and across East Grinstead in general are independent businesses.

The external walls of the premises comprise solid exposed facing brickwork to the main building, with cavity facing brickwork and metal built up cladding to the northern extension. The upper floor of the building features single glazed timber casement windows with leaded glazing to the south elevation and Georgian panes to the north. There is a metal shopfront with single glazing panes to the south elevation.

The building features a pitched roof with a brick chimney stack, ceramic tiles to the southern pitch and slates to the northern pitch. To the northern extension there is a flat roof weathered with mineral felt. The roofs discharge to external cast iron and PVCu gutters, downpipes and drainage outlets.

The site is within the Primary Shopping Area and Town Centre boundary of the built-up area of East Grinstead, as defined in the District Plan.

APPLICATION DETAILS

The proposal involves conversion of the site into a Banking Hub. A single glazed aluminium framed shopfront would be replaced with new double-glazed anodised aluminium framed shopfront finished in black / grey RAL 7021 and external ATM and spandrel panel surround to ATM. Two new louvres at ground floor level to the rear are proposed as well as condenser units (Mitsubishi Electric MXZ-2F53VF3 and MXZ-2F33VF3) to replace two existing condensers in the same location on the first-floor roof.

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, the Sites Allocations 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 at Full Council on 28th March 2018.

Relevant policies:

DP26 - Character and Design

DP29 - Noise, Air and Light Pollution

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 (made November 2016)

Relevant policies:

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 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:

DPB1 - Character and Design
DPN7 - Noise Impacts

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

ASSESSMENT

The principle of changing the use from a bath/furniture shop to a bank is acceptable and does not require planning permission because both uses generally fall within Use Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Design and Character

Policy DP26 of the Mid Sussex District Plan 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 DP29);*
- *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."*

East Grinstead Neighbourhood Plan policy EG3 states:

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

- o The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- o The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- o The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- o The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- o 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;*
- o New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- o 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*
- o Proposals make provision for green infrastructure and biodiversity enhancement.'*

The proposed replacement shopfront to become a banking hub is considered in keeping with the character of the locality. The installation of an ATM machine is also commonplace in the primary shopping area.

The proposed louvres and condensers at first floor on the rear elevation are modest and not out of keeping in the area.

Therefore, the proposal will comply with policy DP26 of the Mid Sussex District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and principles of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

The threshold for the related policy within the East Grinstead neighbourhood Plan EG3 states:

'The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity'.

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. Consequently, policy DP26 of the Mid Sussex District Plan 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.

Issues relating to external noise and lighting are addressed in the design and access statement at 2.8 and 2.9 and comment as follows:

'The proposed condenser units Mitsubishi Electric MXZ-2F53VF3 and MXZ-2F33VF3 (or equal and approved) will replace the two existing condensers in the same location on the first-floor roof. The condenser units will generate an average sound pressure of 51dBA at 1 meter from each unit. Given the proposed condensers are replacing existing condensers, it is not considered that the units will cause disturbance over the normal sound levels of the commercial high street. Moreover, the operational hours

of the condensers will be limited to the busiest times of the high street. Therefore, we request a full noise impact assessment / acoustic report is not required.'

In terms of noise the Council's Environmental Protection Officer they have raised no objection subject to a planning condition being added to any permission to restrict hours of use of the proposed condensers. This is considered reasonable and acceptable in this location. The proposal is considered to comply with policies DP26 and DP29 in this respect.

Given the nature of the proposal, it is considered that there will be no significant harm to neighbouring amenities. Therefore, the proposal in terms of neighbouring amenities, complies with DP26 of the Mid Sussex District Plan and EG3 of the East Grinstead Neighbourhood 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 comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment (HRA) process for the Mid Sussex District Plan 2014-2031. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.

A Habitats Regulations Assessment has been undertaken for the proposed development in this planning application.

Recreational disturbance

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.

In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan 2014-2031, and as detailed in District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.

This planning application does not result in a net increase in dwellings within the 7km zone of influence and so mitigation is not required.

Atmospheric pollution

Increased traffic emissions as a consequence of new development may result in additional atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.

The potential effects of the proposed development are incorporated into the overall results of the transport model prepared for the Mid Sussex Transport Study, which indicates there would not be an overall impact on Ashdown Forest. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment

The Habitats Regulations Assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.

No mitigation is required in relation to the Ashdown Forest SPA or SAC.

A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of its use, design, to the existing building and the character of the streetscene, would not cause harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26 and EG3 of the East Grinstead Neighbourhood Plan, The Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Rachel Richardson