

Mr Daniel Lovell
Broad Street House
Broad Street
Cuckfield
Haywards Heath
West Sussex
RH17 5LW

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

PERMISSION

REFERENCE: DM/25/0697

DESCRIPTION: VARIOUS INTERNAL AND EXTERNAL WORKS, ALTERATIONS TO THE GROUND AND FIRST FLOORS, NEW AND REPLACEMENT WINDOWS AND SECONDARY GLAZING, A NEW DUMMY PITCHED ROOF TO AN EXISTING FLAT ROOFED ADDITION WITH A NEW SKYLIGHT; REROOFING TO OTHER EXISTING PITCHED ROOFS, WITH A NEW ROOFLIGHT; NEW CHIMNEY COWL AND POT, ENLARGEMENT OF AN EXISTING AREA OF TILE HANGING WITH DENTIL CORBEL BRICKWORK DETAIL.

LOCATION: BROAD STREET HOUSE, BROAD STREET, CUCKFIELD, HAYWARDS HEATH

DECISION DATE: 11 JUN 2025

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@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.

2. Notwithstanding the details shown on the plans hereby approved no development shall be carried out unless and until details of the roofing and facing materials, including the hung tiles, have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan.

3. No development shall be carried out unless and until detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes of the following have been submitted to and approved by the Local Planning Authority:

- typical examples of new windows and doors. Your drawings should include glazing bar details.
- typical examples of secondary glazing, shown in the context of the existing windows and window surrounds, to include details of fixings.

The works shall be carried out in accordance with the approved details for each of these elements unless otherwise agreed with the Local Planning Authority in writing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031 and Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan.

4. No development shall be carried out unless and until details of the new kitchen extract system have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031 and Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan.

5. The new rooflights shall be flush fitting, metal framed, Conservation Style rooflights unless otherwise agreed with the Local Planning Authority in writing. No rafters or other timbers shall be cut or trimmed in the installation of these rooflights.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031 and Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan.

6. All new rainwater goods and other external pipework used in the approved development shall be of painted metal.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031 and Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan.

INFORMATIVES

1. 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.

2. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	P001A		17.03.2025
Proposed Roof Plan	P001A		17.03.2025
Existing Floor and Elevations Plan	P002A		17.03.2025
Proposed Elevations	P004A		17.03.2025
Proposed Sections	P005A		17.03.2025
Other	P003A		17.03.2025
Design and Access Statement			17.03.2025
Location Plan	PP-13222466v1		17.03.2025



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) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

