

Mr Musker  
Mr Miles Kelsey  
Will Gamble Architects  
Unit 2  
Foundry Mews  
Barnes  
SW13 9AZ

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015**

**REFUSAL**

**REFERENCE: DM/25/2066**

**DESCRIPTION: DEMOLITION OF THE EXISTING PROPERTY AND ADJACENT SHEDS AND REPLACEMENT WITH A NEW SINGLE STOREY RESIDENTIAL DWELLING WITH TWO PARKING SPACES.**

**LOCATION: LULLINGS COTTAGE, WEST HILL, ARDINGLY, HAYWARDS HEATH**

**DECISION DATE: 11 DEC 2025**

**CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK**

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. By virtue of the nature of the proposal there would be a total loss of significance of Lullings Cottage through its demolition and the public benefits of the proposal are not considered to provide the substantial public benefits that are required by paragraph 214 of the NPPF. There would also be a low to mid degree of less than substantial harm through impact on setting to the special interests of the listed farmhouse and the remaining curtilage listed buildings within the historic farmstead. The public benefits would not outweigh this harm. The proposal would also detract from the positive contribution that views of the site have from the Ardingly Conservation Area. The proposal is therefore considered to be contrary to policies DP34 and DP35 of the

Mid Sussex Plan and policy ARD9 of the Ardingly Neighbourhood Plan, the NPPF and the Listed Building and Conservation Area Act 1990.

## INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (General Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

### 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
Existing Elevations	210		15.08.2025
Site Plan	200		15.08.2025
Existing Elevations	211		15.08.2025
Existing Elevations	212		15.08.2025
Existing Elevations	213		15.08.2025
Site Plan	300	B	11.11.2025
Proposed Floor Plans	301	B	11.11.2025
Proposed Roof Plan	302	B	11.11.2025
Proposed Elevations	310		15.08.2025
Proposed Elevations	311		15.08.2025
Proposed Elevations	312		15.08.2025
Proposed Elevations	313		15.08.2025
Photographs			15.08.2025
Photographs			15.08.2025
Existing Floor Plans	201		21.08.2025
Existing Floor Plans	202		21.08.2025
Photographs			21.08.2025
Location Plan			21.08.2025



Ann Biggs



## 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 (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice \*(see exceptions below)

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 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](#).

- \* If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, 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 this notice.\*
- \* If an enforcement notice is 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.\*