

Emily And Richard Webster
Ms Joanna Saady
Ecotecture Ecological Design Limited
31 Sussex Road
Haywards Heath
RH16 4DZ

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

PERMISSION

REFERENCE: DM/25/2251

DESCRIPTION: SINGLE STOREY REAR KITCHEN EXTENSION AND EXTENDED REAR PATIO. INSTALLATION OF ADDITIONAL WINDOWS TO EXISTING FRONT PORCH. INTERNAL ALTERATIONS INCLUDING REMOVAL OF MODERN FABRIC AND INSTALLATION OF NEW FIRST FLOOR SHOWER ROOM AND SECOND FLOOR WC.

LOCATION: WALNUT AND WELL COTTAGE, THE STREET, BOLNEY, HAYWARDS HEATH

DECISION DATE: 31 OCT 2025

CASE OFFICER: CAROLINE GRIST - CAROLINE.GRIST@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. Prior to any works above slab level in relation to the single storey rear extension, samples and a schedule of materials and finishes to be used for external walls and roof for this extension shall be submitted to and approved in writing by the Local

Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

3. Prior to the installation of the windows and doors within the single storey rear extension, large scale detailed drawings, including sections and annotations to show materials and finishes of these new windows, external doors and roof lantern, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

4. Prior to the installation of the new windows in the porch, large scale detailed drawings, including sections and annotations to show materials and finishes of these new windows, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

5. Prior to any works above slab level in relation to the single storey rear extension, large scale detailed drawings, including sections and annotations to show materials and finishes of a typical eaves detail of the link and pitched roof sections, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

6. Prior to any works above slab level in relation to the extended rear patio, samples and a schedule of materials and finishes to be used for the paving shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

Human Rights Implications

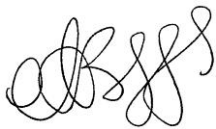
The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

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	818/100		05.09.2025
Existing Floor Plans	818/110		05.09.2025

Existing Floor Plans	818/111		05.09.2025
Existing Elevations	818/120		05.09.2025
Existing Elevations	818/121		05.09.2025
Location and Block Plan	818/300		05.09.2025
Drainage Details	818/301		05.09.2025
Drainage Details	818/302		05.09.2025
Proposed Floor Plans	818/310		05.09.2025
Proposed Floor Plans	818/311		05.09.2025
Proposed Elevations	818/320		05.09.2025
Proposed Elevations	818/321		05.09.2025
Topographical Survey	1	A	05.09.2025
Survey	2	A	05.09.2025
Survey	3	A	05.09.2025
Sections	4	A	05.09.2025



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 (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) 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.*

