

Mr And Mrs R Hagan
Mr James Clague
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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/25/2009

DESCRIPTION: PROPOSED STRIPPING AND RENEWAL OF ROOF FINISHES TO COMPRISE NEW INSULATION AND ROOF MEMBRANE, INSTALLATION OF BAT FEATURES (BOXES, ARCHES AND ROOST FEATURES), AND REPAIRS TO CHIMNEYS TO INCLUDE REINSTATING POTS.

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

DECISION DATE: 2 DEC 2025

CASE OFFICER: EMILY WADE - EMILY.WADE@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 commencement of work on the relevant part of the development, details of the proposed replacement Horsham stone slate including photographs and provenance shall be submitted to and approved in writing by the District Council.

Reason: To preserve the special character of the building and to accord with Policy DP34 of the Mid Sussex District Plan.

3. Prior to commencement of work on the relevant part of the scheme further details including an existing condition survey and full details of necessary repairs to the timber frame of the roof shall be submitted to and approved in writing by the Council. These details should as appropriate include plans, elevations, sections, and a schedule of works including details of methods and materials to be employed.

Reason: To preserve the special character of the building and to accord with Policy DP34 of the Mid Sussex District Plan.

INFORMATIVES

1. You are reminded that any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless a licence has been issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead.

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
Other	Email from agent re. tiles		25.11.2025
Other	Schedule of materials		25.11.2025
Other	Email from agent dated 06.10.2025		06.10.2025
Heritage Statement			10.10.2025
Location Plan	27900_EX_05		11.08.2025
Block Plan	27900_EX_06		11.08.2025
Existing Elevations	27900_EX_15	Rev L1	11.08.2025
Existing Elevations	27900_EX_16	Rev L1	11.08.2025
Existing Elevations	27900_EX_17	Rev L1	11.08.2025
Existing Elevations	27900_EX_18	Rev L1	11.08.2025
Existing Roof Plan	27900_EX_25		11.08.2025
Proposed Site Plan	27900_PL_06		11.08.2025
Proposed Elevations	27900_PL_15	Rev B	11.08.2025
Proposed Elevations	27900_PL_16	Rev B	11.08.2025
Proposed Elevations	27900_PL_17	Rev B	11.08.2025
Proposed Elevations	27900_PL_18	Rev C	11.08.2025
Proposed Roof Plan	27900_PL_20		11.08.2025
Proposed Sections	27900_PL_21		11.08.2025



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.*