

Mr And Mrs C Mellish
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/24/2887

DESCRIPTION: DEMOLITION OF EXISTING OUTBUILDING AND CONSERVATORY. NEW EXTENSION AND GLASS LINK, INTERNAL ALTERATIONS, NEW LAID PATIO AND PATHS. NEW PROTECTING TIMBER BOX FRAME WINDOW AND DOOR IN EXISTING HISTORIC OPENINGS. MOVING OIL TANK WITH ADDITIONAL SCREENING AND REPLACING CESSPIT / SEPTIC TANK WITH TREATMENT PLANT.

LOCATION: NORTH HALL COTTAGE, MALLIONS LANE, STAPLEFIELD, HAYWARDS HEATH

DECISION DATE: 24 APR 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. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials and colour finishes for the construction of the rear extension and link and related works to the cottage shall accord with the details provided in the submitted Design and Access Statement, as detailed on the Application Form and on the submitted Proposed Elevations Drawing No 782/51F.

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

4. Notwithstanding the details shown on the plans hereby approved, ahead of the installation of the solar PV on the southern roof slope of the extension, details of the number, dimensions, colour finish, panel layout and installation method to illustrate their projection from the tiled roof shall first be submitted to and approved in writing by the Local Planning Authority. The PV panels shall thereafter be installed in accordance with these approved details.

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

5. Notwithstanding the details shown on the plans hereby approved, ahead of the installation of the glazed link between the cottage and the extension detailed section drawings (which are clearly annotated to show the construction materials, including the means of connection and the roof materials) shall first be submitted to and approved in writing by the Local Planning Authority. The glazed link shall thereafter be installed in accordance with these approved details.

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

6. Notwithstanding the details shown on the plans and in the Design and Access Statement hereby approved, ahead of the removal of the rear conservatory and the installation of the proposed protection frames for the revealed rear mullioned windows a detailed design, including glazing method, including details of how they will be attached to the elevation, shall first be submitted to and approved in writing by the Local Planning Authority. The protection frames shall thereafter be installed in accordance with these approved details.

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

7. Notwithstanding the details shown on the plans and in the Design and Access Statement hereby approved, ahead of the installation of the proposed French

windows, which should be timber and multi-pane casements, shall first be submitted to and approved in writing by the Local Planning Authority. The French windows shall thereafter be installed in accordance with these approved details.

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

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
Sections	782/50K	Cottage	14.03.2025
Proposed Elevations	782/51F	Cottage	14.03.2025
Existing and Proposed Elevations	782/01	Oil ☐ Septic tank	25.11.2024
Location and Block Plan	782/10	Ex	25.11.2024
Location and Block Plan	782/11G	PR	14.03.2025

Existing Floor and Elevations Plan
Design and Access Statement
Heritage Statement

782/02

Outb'g

25.11.2024
25.11.2024
25.11.2024



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](#).

