

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1570	Case Officer:	Catherine Cardin
Application Type:	Listed Building Consent		
Proposal:	Installation of replacement signs to include 1x all mounted projecting sign, 1x set of sign written house name letters, 1x set of sign written secondary text, 3x amenity boards, 1x door plaque, 2x small lanterns, 1x welcome panel, 1x set of sign written house name and logo, 1x single sided post mounted car park sign, 1x single sided post mounted corex sign and 3x chalkboards and repainting of the exterior of the building		
Site:	Dorset Arms, 58 High Street, East Grinstead, West Sussex, RH19 3DE, , ,		
Validation Date	16 Jul 2025	Overall Expiry Date:	18 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Sep 2025
Target Date:	10 Sep 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	2 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1570

**Dorset Arms, 58 High Street, East Grinstead, West Sussex, RH19 3DE, ,
Installation of replacement signs to include 1x all mounted projecting sign, 1x set of sign written house name letters, 1x set of sign written secondary text, 3x amenity boards, 1x door plaque, 2x small lanterns, 1x welcome panel, 1x set of sign written house name and logo, 1x single sided post mounted car park sign, 1x single sided post mounted corex sign and 3x chalkboards and repainting of the exterior of the building
Mr Simon Pettifer**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer

The Dorset Arms is a Grade II listed historic coaching inn located in a prominent position on the High Street within the East Grinstead Conservation Area. From the list description, it is a timber framed building dating from the 18th century. It is attached to its eastern side to a row of other listed buildings which line the southern side of the eastern end of the High Street.

The current proposal relates to the signage to the building, and is for the removal and replacement of all of the existing signs to the building, including a projecting sign, sign written lettering, amenity boards and lanterns, and car parking signage.

The location and scale of the signage and associated lighting is generally similar to the existing, and is considered sympathetic to the building, as is the revised design. The materials include some which might not in other circumstances be regarded as appropriate for use in the context of a listed building (e.g. Corex), but given the nature of the existing signage and its materials it is not on balance considered that an objection on these grounds could be sustained.

The proposal is therefore considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought for replacement signs and repainting of the exterior of the building.

RELEVANT PLANNING HISTORY

01/00306/LBC- External redecoration to front and part side elevations (previously painted areas).
Permission.

01/01375/LBC- Replacement of roller shutter door with SW studwork frame and demolition (part) of small lean to at end of buildings. Permission.

02/00401/FUL- Extension to rear external terrace, formation on new patio, new fencing, new lighting.
Amended plans received 16.10.02 showing removal of ground floor patio seating and enclosure of area.
Permission.

02/00402/LBC- Extension to rear external terrace. Formation of new patio, new fencing, new lighting. Amended plans received 16.10.02 showing removal of ground floor patio seating and enclosure of area. Permission.

04/00228/LBC- Conversion of outbuildings into letting accommodation and staff accommodation. Permission.

04/00229/COU- Conversion of outbuildings into letting accommodation and staff accommodation. Permission.

08/02051/FUL- Removal of existing metal framed and timber decked raised terrace. Installation of new oak framed and timber decked larger raised terrace. Removal of internal staircase, relocation of bar and glasswash areas, relocation of disabled wc, complete refurbishment and redecoration of ground floor trade area and first floor customer wcs, levelling of function room floor and new food hoist. Permission.

08/02089/LBC- Removal of existing metal framed and timber decked raised terrace. Installation of new oak framed and timber decked larger raised terrace. Removal of internal staircase, relocation of bar and glasswash areas, relocation of disabled wc, complete refurbishment and redecoration of ground floor trade area and first floor customer wcs, levelling of function room floor and new food hoist. Permission.

08/02405/LBC- Removal of internal staircase from ground floor to first floor, relocation of bar and glasswash areas, relocation of disabled wc, complete refurbishment and redecoration of ground floor trade area and first floor customer wcs, new food hoist, new doors internally and externally (not all doors). Permission.

09/01638/LBC- Removal of internal staircase from ground to first floor. Relocation of bar and glasswash area. Complete refurbishment of ground floor trade areas and first floor customer WC's. New front entrance doors. A number of new interior doors. Permission.

09/03237/COU- Garages to the rear of The Dorset Arms - change of use from garages to store on the ground floor and staff accommodation to meeting room on the first floor - existing accommodation deemed to be unsuitable for staff - poor facilities and access. Amended plan received 14th December. Permission.

09/03369/LBC- accommodation to meeting room on the first floor - existing accommodation deemed to be unsuitable for staff - poor facilities and access. Amended plan received 14th December.

11/03379/LBC- Garages to the Rear of The Dorset Arms - change of materials within existing garage doors during refurbishment, with stud and board walls installed inside. Permission.

14/00711/LBC- Installation of additional signage - 1no. Greene King stone plaque and 1 no. Greene King crown and arrows logo. Permission.

14/00713/ADV- Installation of additional signage - 1no. Greene King stone plaque and 1 no. Greene King crown and arrows logo. Permission.

14/04690/ADV- Replace old signs with 2 no. hand painted letter signs, 3 no. amenity signs, 1 no. car park disclaimer, 1 no. projecting hanging sign and 1 no. A4 menu box (note amended description 11/03/2015). Permission.

14/04692/LBC- Replace old signs with 2 no. hand painted letter signs, 3 no. amenity signs, 1 no. projecting hanging sign and 1 no. A4 menu box (note amended description 11/03/2015). Permission.

DM/25/1571- Installation of replacement signs to include 1x all mounted projecting sign, 1x set of sign written house name letters, 1x set of sign written secondary text, 3x amenity boards, 1x door plaque, 2x small lanterns, 1x welcome panel, 1x set of sign written house name and logo, 1x single sided post mounted car park sign, 1x single sided post mounted corex sign and 3x chalkboards and repainting of the exterior of the building. Permission.

SITE AND SURROUNDINGS

The application property comprises a Grade II listed timber framed two storey end of terrace public house with pitched dormers to the front roof slope. The building's front and west side elevations comprise painted brickwork, finished in a muted blue/grey and white painted timber windows. A first floor over ground element to the building's east provides for vehicular access to an extensive rear car park.

The application site is within the East Grinstead High Street Conservation Area and within the built-up area boundary of East Grinstead. The surrounding area is predominantly commercial use with some first-floor residential use. Sensitively designed advertisements and shop frontages are therefore common features in the surrounding streetscene. The site occupies a corner plot which slopes down towards the south. Neighbouring properties are located to the east and south. Highway is located to the north.

APPLICATION DETAILS

The proposal seeks to install replacement signs and to repaint the exterior of the building.

The wall mounted projecting sign would be sited on the northern elevation some 5.4 metres from ground level. It is to measure some 0.8 metres in width and some 1.2 metres in height, displaying the text 'The Earl of Dorset' some 0.1 metres in height. The text colour of the projecting sign would be cream on a blue/grey background. This would be externally illuminated with a luminance of 250 cd.

The house name letters would be sited on the northern elevation some 3.4 metres from ground level. It is to measure some 4.6 metres in width and some 0.4 metres in height, displaying the text 'The Earl of Dorset' some 0.3 metres in height. The text colour of the external signwriting would be blue/grey on a cream background. This would be externally illuminated with a luminance of 250 cd.

The secondary text would be sited on the northern elevation above the passageway some 3.3 metres from ground level. It is to measure some 2.4 metres in width and some 0.1 metres in height, displaying the text 'Through to car park' some 0.1 metres in height. The text colour would be blue/grey on a cream background.

Three amenity boards are proposed, two on the northern elevation and one on the southern elevation some 1.5 metres from ground level. They would measure some 0.7 metres in width and some 0.9 metres in height, displaying the text 'pub, sport, dining & garden' some 50 centimetres in height. The text colour would be cream on a blue/grey background.

The door plaque would be sited on the northern elevation some 1.5 metres from ground level. It is to measure some 32 centimetres in width and some 16 centimetres in height, displaying the text 'Hive pubs' some 4 centimetres in height. The text colour would be cream on a blue/grey background.

Two lanterns are proposed. These would be sited on the northern elevation some 2.3 metres from ground level. These would measure some 37 centimetres in height and some 23 centimetres in width. These would be externally illuminated with a luminance of 250 cd.

The welcome panel would be sited on the northern elevation some 2.7 metres from ground level. It is to measure some 1.1 metres in width and some 0.2 metres in height, displaying the text 'Welcome' some 12 centimetres in height. The text colour would be yellow on a blue/grey background.

The sign written house name and logo would be sited on the western elevation some 3.8 metres from ground level. The house name is to measure some 1.3 metres in width and some 1.9 metres in height, displaying the text 'The Earl of Dorset' some 30 centimetres in height. The text colour would be cream on a grey blue background. The logo would measure some 1.1 metres in width and some 1.9 metres in height. The logo colour would be cream on a blue/grey background.

The post mounted car park sign would be sited to the rear of the application property some 10 metres from the southern elevation and 1 metre from ground level. This would measure some 1.2 metres in width and some 0.9 metres in height, displaying the text 'The Earl of Dorset car park' some 50 centimetres in height. The text colour would be cream on a blue/grey background.

The post mounted corex sign would be sited to the rear of the application property some 10 metres from the southern elevation and 1.4 metres from ground level. This would measure some 1.5 metres in width and some 0.8 metres in height and would be finished in blue/grey.

The three chalkboards would be sited to the rear of the application property and would be finished in blue/grey.

It is proposed to repaint the exterior of the building. This would be painted cream on the northern elevation and blue/grey on the western elevation.

Finally, it is proposed to refurbish an existing lantern on the northern elevation. This would be externally illuminated with a luminance of 250 cd.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the East Grinstead Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP34: Listed Buildings and Other Heritage Assets

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Neighbourhood Plan

East Grinstead Neighbourhood Plan made in 2016.

Relevant policies:

Policy EG3 - Promoting Good Design

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990.

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB2 - Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the

consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

The only issue to consider is in this instance is the impact on the listed building.

The LPA is under a duty by virtue of s.16 (2) of the Planning (Listed Building and Conservation Area) (LBCA) Act 1990:

'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Policy DP34 of the Mid Sussex District Plan states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;'*

Principle DG11 of the Mid Sussex Design Guide states:

'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.'

Paragraphs 207 - 211 of the NPPF require:

'207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.'

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) the desirability of new development making a positive contribution to local character and distinctiveness.'

The application site, Dorset Arms, is a grade II listed historic coaching inn located in a prominent position on the High Street within the East Grinstead Conservation Area. The proposal has been considered by the Conservation Officer. The Conservation Officer concludes that the proposal is considered sympathetic to the building and that the proposal is therefore considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area.

These views are shared and the proposal is therefore considered to comply with policy DP34 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

CONCLUSION

The special interest of the building will therefore be preserved by the works. As a result, the proposal complies with policy DP34 of the District Plan, as well as the requirements of both the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Decision: Permission

Case Officer: Catherine Cardin