

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1491	Case Officer:	Hamish Evans
Application Type:	Listed Building Consent		
Proposal:	Installation of an electric charging point.		
Site:	17 The Old Convent, East Grinstead, West Sussex, RH19 3RS, , , ,		
Validation Date	23 Jun 2025	Overall Expiry Date:	25 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Aug 2025
Target Date:	18 Aug 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	13 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1491

**17 The Old Convent, East Grinstead, West Sussex, RH19 3RS, , ,
Installation of an electric charging point.
Dr Julie Anne Goode**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

Low level of less than substantial harm identified.

Historic England

No comment.

TOWN COUNCIL OBSERVATIONS

East Grinstead Town Council

No comment.

INTRODUCTION

The application seeks listed building consent for the installation of an electric charging point at 17 The Old Convent East Grinstead RH19 3RS.

RELEVANT PLANNING HISTORY

DM/25/1490. Installation of an electric charging point. Pending consideration.

SITE AND SURROUNDINGS

The application site is located within the East Grinstead built up area boundary and consist of a flat within a Grade I listed building, 1-31 The Old Convent Moat Road East Grinstead. The existing building is a significant former convent which was converted to residential flats in the 1980's. It is characterised by light stone blockwork walls, brown clay roof tiles, timber door frames and Crittall window frames. The entrance to 17 The Old Convent is within the northwest facing elevation of the existing building and there are several off-street parking space to the northwest of the entrance. Residential properties are located to the north, east and south of the site and private road is located to the west. The site is also surrounded by a significant woodland.

APPLICATION DETAILS

The application seeks listed building consent for the installation of an electric charging point at 17 The Old Convent East Grinstead RH19 3RS.

The proposed works consist of the drilling of a 0.25mm hole in the existing external wall, the installation of a power cable fixed to the external wall and the installation of a power outlet box to the external wall.

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 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.

East Grinstead Neighbourhood Plan

The East Grinstead Neighbourhood Plan was adopted November 2016.

Relevant policies:

EG4 - Designated and Non Designated Heritage Assets

Other Material Considerations

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 some of the 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.

ASSESSMENT

Impact on Heritage Assets and Character and Appearance

Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the LPA should have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.

While Policy DP34 seek to preserve the special interest of the Listed Building, a similar ethos is found within the National Guidance contained in Paragraphs 212-215 of the NPPF.

Policy EG\$ of the Neighbourhood Plan requires proposals to be supported an appropriately detailed assessment of the impact on the significance of the asset.

The application building The Convent is a grade I listed building.

The proposed works are modest in their nature and due to their location and the existing planting surrounding the site there would be limited views of the proposed works from the public realm. The existing planting is well established and there is no reason to believe that it would be removed in the future.

The Council's Conservation Officer has commented on the application and has stated that the proposal would result in low level of less than substantial harm to the listed building. They placed the level of harm caused at the lowest end of the less than substantial scale.

Whilst these comments are noted the proposed works are modest in their nature and due to their position there would be limited views of them from public or private views. There is also existing cabling visible on the external walls of the building. Taking into account the above whilst the Council's Conservation Officers comments are noted, the proposal is not considered to result in harm to the existing listed building and the proposal would preserve the special interest of the listed building and address the character and scale of the surrounding buildings and landscape. Therefore the proposal complies with policy DP34 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and policy EG4 of the Neighborhood Plan.

CONCLUSION

In conclusion, the proposal is considered to preserve the special interest of the listed building. Therefore, the proposal complies with policy DP34 of the Mid Sussex District Plan, policy EG4 of the East Grinstead Neighbourhood Plan, the Mid Sussex Design Guide SPD, the Planning (Listed Buildings and Conservation Areas) Act 1990 and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans