

Mr And Mrs Corfe
Mr Lee Pickering
L T Pickering Architects Ltd
53 New Heritage Way
North Chailey
Lewes
BN8 4GD

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

PERMISSION

REFERENCE: DM/25/2481

DESCRIPTION: PROPOSED REPLACEMENT EXTENSION TO CREATE NEW KITCHEN.

LOCATION: SHEPHERDS FARM, TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY

DECISION DATE: 24 NOV 2025

CASE OFFICER: STEFAN GALYAS - STEFAN.GALYAS@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. No development shall be carried out unless and until samples of facing materials and roofing finishes to be used throughout have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031 and CDP04.1 of the Crawley Down Neighborhood Plan. This pre-commencement condition is necessary as it requires approval of the materials to be used during the construction period.

3. No development shall be carried out unless and until detailed drawings and sections, at an appropriate scale and annotated to show:
(i) typical examples of doors both internally and externally.
(ii) typical eaves details.

Reason: To preserve the special interest of the listed building and the Conservation Area to accord with Policy DP34 of the Mid Sussex District Plan 2014-2031.

4. The proposed rooflights shall be flush fitting, metal framed and conservation style units.

Reason: To preserve the special interest of the listed building and Conservation Area to accord with Policy DP34 of the Mid Sussex District Plan 2014-2031.

5. The new brickwork shall match the existing adjacent exposed brickwork in colour, texture, bonding pattern and style of pointing.

Reason: To preserve the special interest of the listed building and Conservation Area to accord with Policy DP34 of the Mid Sussex District Plan 2014-2031.

6. The new rainwater goods and external pipework, including soil stacks shall be of a painted metal finish.

Reason: To preserve the special interest of the listed building and Conservation Area to accord with Policy 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.

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 Plan			01.10.2025
Existing Site Plan	0491 EX 31		02.10.2025
Existing Elevations	0491 EX 35		02.10.2025
Proposed Site Plan	0491 PL 31	B	02.10.2025
Proposed Elevations	0491 PL 35	B	02.10.2025
Other	0491 PL 39		03.10.2025



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.*