

Mr Black  
Tara De Linde  
Atelier De Linde Ltd. - RIBA Architects  
78 St John's Road  
Tunbridge Wells  
TN4 9PH

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**REFUSAL**

**REFERENCE:** DM/26/0673

**DESCRIPTION:** PROPOSED SINGLE STOREY REAR EXTENSION AND MINOR INTERNAL CONFIGURATIONS TO MAIN HOUSE AND BARN CONVERSION TO ANCILLARY ACCOMMODATION.

**LOCATION:** SPICERS FARM, ROWHILL LANE, BALCOMBE, HAYWARDS HEATH

**DECISION DATE:** 10 JUL 2026

**CASE OFFICER:** ANDREW HORRELL -  
ANDREW.HORRELL@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. By virtue of the scale and massing of the proposed single storey rear extension and cellar extension, the proposal would be out of keeping with the existing dwelling and harmful to the special interest of the grade II listed building. The proposed alterations to the barn creating a mezzanine would also erode the existing historic fabric of the barn and would be harmful to the special interest of the curtilage listed barn.

The proposal would therefore fail to comply with Policies DP26 and DP34 of the Mid Sussex District Plan (March 2018), policy 3 of the Neighbourhood Plan, the Listed Building and Conservation Area (LBCA) Act 1990 and the Mid Sussex Design Guide. There are insufficient public benefits to outweigh the harm identified and therefore the

proposal conflicts with Paragraph 215 of the National Planning Policy Framework (December 2024).

2. The proposal is supported by insufficient information with regard to demonstrating the level of historic interest to both the barn and the main dwelling, primarily in terms of the works to the attic and proposed roof insulation works, which would fail to demonstrate an acceptable impact towards the historic fabric of the grade II listed building and curtilage listed barn. Accordingly, the proposal would fail to comply with the provisions of policy DP34 of the Mid Sussex District Plan (March 2018); and paragraph 207 of the National Planning Policy Framework (December 2024).

## INFORMATIVES

1. 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 with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

## 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 |
|----------------------|-----------|------------|----------------|
| Existing Block Plan  | 236.03.01 |            | 17.03.2026     |
| Existing Floor Plans | 236.03.02 | B          | 17.03.2026     |
| Existing Floor Plans | 236.03.02 | H          | 17.03.2026     |
| Existing Roof Plan   | 236.03.03 | B          | 17.03.2026     |
| Existing Floor Plans | 236.03.03 | H          | 17.03.2026     |
| Existing Elevations  | 236.03.04 | B          | 17.03.2026     |
| Existing Floor Plans | 236.03.04 | H          | 17.03.2026     |
| Existing Sections    | 236.03.05 | B          | 17.03.2026     |
| Existing Floor Plans | 236.03.05 | H          | 17.03.2026     |
| Existing Roof Plan   | 236.03.06 | H          | 17.03.2026     |
| Existing Elevations  | 236.03.07 | H          | 17.03.2026     |
| Existing Elevations  | 236.03.08 | H          | 17.03.2026     |
| Existing Sections    | 236.03.09 | H          | 17.03.2026     |
| Existing Sections    | 236.03.10 | H          | 17.03.2026     |
| Proposed Block Plan  | 236.03.11 |            | 17.03.2026     |
| Proposed Floor Plans | 236.03.12 | B          | 17.03.2026     |
| Proposed Floor Plans | 236.03.12 | H          | 17.03.2026     |
| Proposed Roof Plan   | 236.03.13 | B          | 17.03.2026     |
| Proposed Floor Plans | 236.03.13 | H          | 17.03.2026     |
| Proposed Elevations  | 236.03.14 | B (Open)   | 17.03.2026     |
| Proposed Elevations  | 236.03.14 | B (Closed) | 17.03.2026     |

|                      |           |   |            |
|----------------------|-----------|---|------------|
| Proposed Floor Plans | 236.03.14 | H | 17.03.2026 |
| Proposed Sections    | 236.03.15 | B | 17.03.2026 |
| Proposed Floor Plans | 236.03.15 | H | 17.03.2026 |
| Proposed Elevations  | 236.03.16 | H | 17.03.2026 |
| Proposed Elevations  | 236.03.17 | H | 17.03.2026 |
| Proposed Sections    | 236.03.18 | H | 17.03.2026 |
| Proposed Sections    | 236.03.19 | H | 17.03.2026 |
| Other                | 236.03.22 | B | 17.03.2026 |
| Other                | 236.03.23 | H | 17.03.2026 |
| Other                | 236.03.23 | B | 17.03.2026 |
| Other                | 236.03.24 | H | 17.03.2026 |
| Other                | 236.03.25 | H | 17.03.2026 |
| Other                | 236.03.26 | H | 17.03.2026 |
| Other                | 236.03.27 | H | 17.03.2026 |
| Location Plan        | 236.03.LP |   | 17.03.2026 |
| Other                | 236.03.31 | H | 17.03.2026 |
| Other                | 236.03.30 | B | 17.03.2026 |
| Other                | 236.03.30 | H | 17.03.2026 |
| Other                | 236.03.32 | H | 17.03.2026 |
| Proposed Roof Plan   | 236.03.32 | B | 17.03.2026 |
| Other                | 236.03.31 | B | 17.03.2026 |
| Photographs          |           |   | 17.03.2026 |



Eric Owens  
Interim Assistant Director Planning and Sustainable Economy

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## 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](mailto: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.\*