

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

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

REFUSAL

REFERENCE: DM/26/0674

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 **REFUSE LISTED BUILDING CONSENT** for the above works as shown on the submitted application and plans, for the following reasons:-

1. By virtue of the scale and massing of the proposed single storey rear extension and cellar extension, the proposal would be 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 Policy DP34 of the Mid Sussex District Plan (March 2018); the Listed Building and Conservation Area (LBCA) Act 1990. 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 the 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, it has not been possible to resolve them. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

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 Block Plan	236.03.08	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	17.03.2026
Proposed Elevations	236.03.14	B	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

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

RELBCZ

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.*