

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

PERMISSION

REFERENCE: DM/24/3110

DESCRIPTION: GENERAL REPAIRS AND CONSERVATION WORKS. EXTERNAL AND INTERNAL ALTERATIONS INCLUDING REPLACEMENT AND ALTERATION OF MODERN WINDOWS AND MINOR CHANGES TO INTERNAL LAYOUT. INSTALLATION OF PHOTOVOLTAIC PANELS, CONSTRUCTION OF WORKSHOP AND COVERED PATIO AREA. ASSOCIATED LANDSCAPE WORKS

LOCATION: ROSE COTTAGE, HIGH STREET, CUCKFIELD, HAYWARDS HEATH

DECISION DATE: 9 APR 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. Prior to the commencement of the infill extension works to the dwelling, further details of facing materials shall be submitted and approved in writing by the Local Planning

Authority. The works thereafter shall be carried out in accordance with the approved details.

Reason: To ensure these aspects of the development are compatible with the design of the building, do not have an harmful impact to the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

3. Prior to the commencement of the instalment and replacement of any windows throughout the dwelling, typical examples at an appropriate scale of new and replacement windows to the house shall be provided detailing the glazing bars and depth of reveals. This shall be submitted and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.

Reason: To ensure these aspects of the development are compatible with the design of the building, do not have an harmful impact to the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

4. Prior to the commencement of the replacement of any internal or external doors throughout the dwelling, typical examples at an appropriate scale, including sections shall be provided and shall be submitted and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.

Reason: To ensure these aspects of the development are compatible with the design of the building, do not have an harmful impact to the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

5. The new rainwater goods and other external pipework shall be of a painted metal material.

Reason: To ensure these aspects of the development are compatible with the design of the building, do not have an harmful impact to the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

6. The new brickwork to be used to infill extension shall be to match the existing adjacent work in colour, texture and bonding pattern and colour texture and style of pointing.

Reason: To ensure these aspects of the development are compatible with the design of the building, do not have an harmful impact to the special interest of the listed building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

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
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Location Plan	2490RO_000	02	04.03.2025
Existing and Proposed Floor Plan	2490RO_100		04.03.2025
Existing and Proposed Floor Plan	2490RO_101		04.03.2025
Existing and Proposed Floor Plan	2490RO_102		04.03.2025
Existing and Proposed Floor Plan	2490RO_103		04.03.2025
Existing and Proposed Elevations	2490RO_104		04.03.2025
Existing and Proposed Elevations	2490RO_105		04.03.2025
Existing and Proposed Elevations	2490RO_106		04.03.2025
Existing and Proposed Elevations	2490RO_107		04.03.2025
Existing and Proposed Elevations	2490RO_108	02	04.03.2025
Other	2490RO_200		04.03.2025
Other	2490RO_201		04.03.2025
Other	2490RO_202	01	04.03.2025
Other	2490RO_203	01	04.03.2025
Other	2490RO_204		04.03.2025
Other	2490RO_300		04.03.2025
Other	2490RO_400		04.03.2025
Other	2490RO_401		04.03.2025
Other	2490RO_500		04.03.2025
Existing and Proposed Elevations	2409RO_105a	02	04.03.2025



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** of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and 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; or
- (ii) an enforcement notice is subsequently 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.

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 planning 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](#).

