

Teresa Lake & Edward Ball
Richard Dollamore
Whaleback
91 Boundary Road
Hove
BN3 7GA

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

PERMISSION

REFERENCE: DM/25/3073

DESCRIPTION: CONSTRUCTION OF LINK EXTENSION, EXTERNAL AND
INTERNAL ALTERATIONS TO BUILDING.

LOCATION: THE COACH HOUSE, NETHER WALSTEAD, EAST MASCALLS
LANE, LINDFIELD

DECISION DATE: 29 JUL 2026

CASE OFFICER: ANDREW HORRELL -
ANDREW.HORRELL@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. Details of the proposed roofing and facing materials to the works to the Coach House and the converted shed shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing in respect of each relevant part of the development. The development shall not be carried out otherwise than in accordance with such details.

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 policy DP34 of the Mid Sussex District Plan 2014 - 2031.

3. Detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes of the following shall be submitted to and approved by the Local Planning Authority prior to work commencing in respect of each relevant part of the development. This includes:

- typical examples of new windows and doors to the Coach House and converted shed . Your drawings should include glazing bar sections.

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 policy DP34 of the Mid Sussex District Plan 2014 - 2031.

4. The insulation works hereby permitted shall be implemented in accordance with the details specified in the email of 22 May 2026, unless otherwise agreed in writing with the Local Planning Authority:

Ty-Mawr Sublime and Details 1 and 2.

Reason: To safeguard the special character of the curtilage listed building and to comply with Policy DP34 of the Mid Sussex District Plan.

5. The proposed new rainwater goods and other external pipes work, including soil stacks, shall be painted metal. .

Reason: To safeguard the special character of the curtilage listed building and to comply with Policy DP34 of the Mid Sussex District Plan.

6. The repair work to the timber framed structure of the shed building hereby approved to be converted shall be done in accordance with a schedule of works and condition report to be submitted and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: To protect the character of the building as curtilage listed and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031 and the relevant provision of the NPPF.

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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an

acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. 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
Other	Insulation details		22.05.2026
Proposed Floor and Elevations Plan	526_PL-C-100	C	23.07.2026
Proposed Site Plan	526_PL_A_010	A	01.12.2025
Proposed Floor and Elevations Plan	526_PL_A_011	A	01.12.2025
Existing Site Plan	526_PL_A_EX_010	A	01.12.2025
Existing Elevations	526_PL_C_EX_100	A	01.12.2025
Location Plan	526_PL-A-EX-011	-	12.12.2025
Other	526_PL-C-110	B	25.03.2026
Proposed Floor and Elevations Plan	526_PL-C-100	B	25.03.2026



Eric Owens
Interim 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.*

