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Peter Rainier
DMH Stallard
Griffin House
135 High Street
Crawley
RH10 1DQ

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

PERMISSION

REFERENCE: DM/25/3132

DESCRIPTION: RETROSPECTIVE PLANNING PERMISSION FOR A VARIATION TO THE SCHEME APPROVED UNDER DM/22/3694, INCORPORATING SOME REINSTATEMENT WORKS.

LOCATION: MARLOW HOUSE, 107 HIGH STREET, LINDFIELD, HAYWARDS HEATH

DECISION DATE: 31 JUL 2026

CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@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 development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below:

Reason: For the avoidance of doubt and in the interest of proper planning.
2. Within 3 months of the granting of this permission, and prior to the commencement of works on these parts of the scheme the following details to be submitted:

i) details of the staircase to be reinstated between ground and first, and first and second floors shall be submitted to and agreed in writing by the Council:

- Detailed drawings, including elevations, plans, sections and constructional details of the reinstated staircase and enclosure between ground to first floors, including the staircase and basement access doors. These drawings shall be at an appropriate scale, which may be 1:20, 1:10, 1:5 or 1:1 depending on their nature, and shall be annotated to show materials and finishes and shall show the relationship of the new fabric with the existing retained fabric and the location of any retained fabric from the previously existing staircase which it is proposed to reinstate.
- Detailed drawings, including elevations, plans, sections and constructional details of the reinstated staircase and soffit between first to attic floors, including the staircase door and attic access hatch. These drawings shall be at an appropriate scale, which may be 1:20, 1:10, 1:5 or 1:1 depending on their nature, and shall be annotated to show materials and finishes and shall show the relationship of the new fabric with the existing retained fabric and the location of any retained fabric from the previously existing staircase which it is proposed to reinstate.
- A detailed materials schedule, including photographs of any retained fabric which it is proposed to reinstate.
- A detailed design and method statement, which should include the reasoning behind the proposed design and constructional detail, to include as appropriate reference to all available photographs of the historic staircase which has been removed, and to other historical examples.

ii) details shall be provided to and agreed in writing by the Council of the methodology for the removal and dismantling of the basement access hatch and the replacement of the sections of salvaged floorboards.

iii) details of the partial reinstatement of floorboards to the attic of the building shall be submitted to and agreed in writing by the Council. These details shall include the nature and provenance of the materials involved, including photographs, and a plan to show their placement.

iv) details of the works to the internalised gable wall at rear first floor level shall be submitted to and agreed in writing by the Council:

- Details of the method of repointing of the exposed brickwork, to include any proposed removal of existing mortar, new mortar mix and method and style of repointing. Reference photographs of the existing work should be included in your submission.
- Detailed drawings at an appropriate large scale of the replacement window to the gable, to include elevations and sections, including glazing bar detail. Your drawings should be annotated to show materials and finishes.

v) details shall be submitted to and agreed in writing by the Council of the reinstated joists to the southeast bedroom at first floor. These should include detailed plans and sectional drawings to show the relationship of the new joists to the retained historic fabric, as well as of materials.

vi) Details shall be submitted to and agreed in writing by the Council of the reinstated timber frame to the partition within the ground floor principal reception room including elevations and sections at an appropriate large scale, which should show the relationship of the new fabric with the retained historic timber frame and of materials to be used shall be provided.

vii) details shall have been submitted to and agreed in writing by the Council of the new lath and plaster infill within the partition to the northeastern bedroom. These

shall include a methodology which includes details of the relationship between the new and existing fabric and of materials.

viii) a detailed methodology for the removal of the plaster from the west wall of the basement shall be submitted to and agreed in writing by the Council.

ix) a detailed programme of works and timescales for the implementation and completion of the works shall be submitted to and agreed in writing by the Council. The approved scheme shall have been carried out and completed in accordance with the approved timetable.

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.

3. The new brickwork above the windows to the rear (west) elevation of the bakehouse shall be to match the existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.

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.

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 and Block Plan	900-25-0500		08.12.2025
Proposed Floor Plans	900-25-2000	C	16.04.2026
Proposed Floor Plans	900-25-2001	D	16.04.2026
Proposed Floor Plans	900-25-2002	C	16.04.2026
Proposed Roof Plan	900-25-2003		08.12.2025
Other	900-25-2400	A	08.12.2025
Other	900-25-2401	A	08.12.2025
Other	900-25-2402	A	08.12.2025
Proposed Elevations	900-25-3000	C	29.07.2026
Proposed Elevations	900-25-3001		08.12.2025
Proposed Sections	900-25-4000	C	16.04.2026
Proposed Floor Plans	900-25-5000	B	29.07.2026
Proposed Elevations	900-25-5001	A	08.12.2025
Proposed Elevations	900-25-5002	A	08.12.2025
Other	900-25-5003	B	16.04.2026
Other	900-25-5004		08.12.2025
Other	900-25-5005	A	08.12.2025
Other	900-25-5006		08.12.2025
Other	900-25-5007	C	16.04.2026
Other	900-25-5008	C	16.04.2026

Other	900-25-5009	A	08.12.2025
Proposed Roof Plan	900-25-5010		08.12.2025
Proposed Roof Plan	900-25-5011	A	16.04.2026
Other	900-25-5012		08.12.2025
Other	900-25-5013	C	16.04.2026
Other	900-25-5014		08.12.2025
Proposed Floor Plans	900-25-5015		08.12.2025
Other	900-25-5016	A	08.12.2025
Other	900-25-5017	B	16.04.2026
Other	900-25-5018	B	16.04.2026
Other	900-25-5019	A	08.12.2025
Other	900-25-5020	B	16.04.2026
Other	900-25-5021		08.12.2025
Other	900-25-5022	A	08.12.2025
Other	900-25-5023	A	08.12.2025
Other	900-25-5024	A	08.12.2025
Other	900-25-5025		08.12.2025
Other	900-25-5026	A	08.12.2025
Other	900-25-5028	B	16.04.2026
Other	900-25-5029	B	16.04.2026
Other	900-25-700		16.04.2026



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.*

