

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1359	Case Officer:	Anna Tidey
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Alterations to east and west facing elevations of the building, to include new roller shutter doors and personnel doors		
Site:	Ashwyn Business Centre, Marchants Way, Burgess Hill, West Sussex, RH15 8QY, , ,		
Validation Date	1 Jun 2026	Overall Expiry Date:	30 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Jul 2026
Target Date:	27 Jul 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	31 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1359

**Ashwyn Business Centre, Marchants Way, Burgess Hill, West Sussex, RH15 8QY, ,
Alterations to east and west facing elevations of the building, to include new roller shutter doors
and personnel doors
Campersales Ltd**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

None.

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council: Noted that this was a legal decision to be made by the Mid Sussex Planning Officers.

INTRODUCTION

This application seeks a Lawful Development Certificate for alterations to east and west facing elevations of the building, to include new roller shutter doors and personnel doors at Ashwyn Business Centre, on Marchants Way in Burgess Hill.

RELEVANT PLANNING HISTORY

DM/25/1666. Removal of condition No 8 relating to Planning Application BH/205/84 to allow for multiple occupation of units. Approved September 2025.

BH/205/84. Erection of 10 starter industrial units. Approved November 1984.

SITE AND SURROUNDINGS

Ashwyn Business Centre is a large industrial building located within an established industrial estate (known as Sheddingdean Industrial Estate), which is located to the north east of Burgess Hill. Access to the estate is via the roundabout junction at the northern end of London Road, via Marchants Way.

The building is constructed in brick with metal clad elevations. As constructed the building contained ten business units with some mezzanine space and associated offices. The eastern side of the building is in use by the applicants (Campersales Ltd), and five separate companies currently use the five units located on the west facing elevation of the building. The two sides of the building are accessed from two separate gated access points on the southern side of Marchants Way. The perimeter of the site is fenced in with security fencing. Forecourts to each side contain on-site parking space for the users of the units.

APPLICATION DETAILS

The proposed plans show alterations to the floor layout plans, to create four larger internal units and the enlargement of the roller shutter entry doors. The external east and west facing elevations will have new steel security doors and reconfigured cladding and brickwork finishes.

LEGAL FRAMEWORK

As this is an application to establish whether the proposed development would benefit from permitted development rights and will be a legal decision, planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant criteria of Class A of Part 7 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

PART 7

Non-domestic extensions, alterations etc

Class A - extensions etc of commercial, business or service premises

Permitted development

A. The extension or alteration of a business or service establishment.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) the gross floor space of the original building would be exceeded by more than—

(i) in respect of an original building or a development on—

(aa) article 2(3) land, or

(bb) a site of special scientific interest,

25% or 50 square metres (whichever is the lesser);

(ii) in any other case, 50% or 100 square metres (whichever is the lesser);

(b) the height of the building as extended would exceed 4 metres;

(c) any part of the development (other than an alteration)—

(i) is on land which—

(aa) adjoins other premises which are used for a purpose falling within any of the classes in Part C (residential premises or institutions) of 1 of Schedule 1

to the Use Classes Order,

(bb) is article 2(3) land, or

(cc) is a site of special scientific interest, and

(ii) is within 2 metres of any boundary of the curtilage of the premises;

(d) the development would be within the curtilage of a listed building;

(e) any alteration would be on article 2(3) land;

(f) the development would consist of or include the construction or provision of a verandah, balcony or raised platform;

(g) any part of the development would extend beyond the front of any existing building;

(h) the development would involve the insertion or creation of a new shop front or the alteration or replacement of an existing shop front; or

(i) the development would involve the installation or replacement of a security grill or shutter on a shop front.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a) any alteration is at ground floor level only;

(b) any extension is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended; and

(c) any extension or alteration is only to be used as part of, or for a purpose incidental to, the use of the shop or financial or professional services commercial, business or service establishment

ASSESSMENT

The site is not within Article 2(3) land or subject to an Article 4 Direction. The planning history of the site has been checked and whilst the use of the units in the building are limited to light industrial (use Class E) the permitted development rights are understood to be intact.

The works that are proposed to the building are limited to the east and west elevations and will not extend beyond these two building frontages. The materials will have a similar external appearance to those used for the building, and the overall appearance of the building will be adapted but maintained.

CONCLUSION

The proposed development which is the subject of this application is deemed to comply with the applicable permitted development criteria as set out within Class A of Part 7 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a Lawful Development Certificate can be issued.

Decision: Permission

Case Officer: Anna Tidey