

Delegated Decision
Sign off Sheet

Ref. No:	DM/25/1481	Case Officer:	Emily Wade
Application Type:	Full Application		
Proposal:	Formation of new toilet facilities within existing store areas.		
Site:	Dorset Arms, 58 High Street, East Grinstead, West Sussex, RH19 3DE, , ,		
Validation Date	6 Jun 2025	Overall Expiry Date:	11 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Aug 2025
Target Date:	1 Aug 2025	Recommending Officer Signature:	Emily Wade

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	---------------------------	---

Signed and Agreed By:	Stephen Ashdown	Date:	13 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1481

**Dorset Arms, 58 High Street, East Grinstead, West Sussex, RH19 3DE, ,
Formation of new toilet facilities within existing store areas.
Mr T Adams**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

N/A

TOWN/PARISH COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

This application is for internal and external works to the Dorset Arms, a Grade II listed building located in a prominent position on East Grinstead High Street, within the Conservation Area, associated with the creation of new male and female WC facilities at basement and ground floor levels towards the rear of the building.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The Dorset Arms is a Grade II listed historic coaching inn located in a prominent position on the High Street within the East Grinstead Conservation Area. From the list description, it is a timber framed building dating from the 18th century. It is attached to its eastern side to a row of other listed buildings which line the southern side of the eastern end of the High Street. The current proposal relates to the ground and basement floor levels at the rear of the building, including alterations to the side elevation facing onto Hermitage Lane.

APPLICATION DETAILS

The proposal is for works to the basement and ground floors towards the rear of the building, including creation of a new male WC in an existing store at basement level, accessible from the rear patio, including associated alterations to an existing close-boarded fence under the rear of the overhanging first floor, creation of a new female WC at first floor from a second existing store, and new partitioning to an adjacent area to create a new storage space. The proposal includes associated external works to the rear and side elevations including new external vents and soil pipework.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the East Grinstead Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 Character and Design
DP34 Listed Buildings and Other Heritage Assets.
DP35 Conservation Areas

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

East Grinstead Neighbourhood Plan

The Plan was made on 2nd November 2016.

Relevant policies:
EG4 Designated and Non-Designated Heritage Assets

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:
DPB2 Listed Buildings and Other Heritage Assets
DPB3 Conservation Areas

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2023)

Paragraphs 210-215 of the NPPF are relevant and state that:

'210. In determining planning applications, local planning authorities should take

account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- o the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site;
- and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c) and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission [F1or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

ASSESSMENT

District Plan Policy DP34 will be relevant, and states (in part) that:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:...

- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric...'*

DP35 will also be relevant, and states (in part) that:

'Development in a conservation area will be required to conserve or enhance its special character...'

The proposed works to create new WC facilities affect largely secondary areas (existing storerooms, with little in the way of features of particular interest) to the rear of the listed building, and are not considered contentious in principle. The layout of the female WC at ground floor has been amended on Officer advice to remove a partition sitting behind the rear window which was originally proposed. Further information in respect of the associated pipework and external works including a new soil pipe and vents has also been provided, and is considered acceptable, subject to an amendment to the material of the external soil pipe, to which the applicant has agreed.

On this basis the proposal is therefore considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

Policy DP26 of the Mid Sussex District Plan seeks to ensure that development protects existing residential amenities, amongst other things, from likely significant harm. Given the nature of the works and the other use of the building, it is not considered that any detriment harm will be caused to nearby residents by the proposals. The application complies with policy DP26 in this regards.

PLANNING BALANCE AND CONCLUSION

It is recommended that planning permission is granted.

Decision: Permission

Case Officer: Emily Wade