

Mr S Dougall
Peter Rainier
DMH Stallard
Origin One
106 High Street
Crawley
RH10 1BD

TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

REFERENCE: DM/26/2088

**DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/25/3132 -
REVISION TO CONDITION 1 TO LIST ALL THE PLANS AS SET
OUT IN THE INFORMATIVE**

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

DECISION DATE: 9 SEP 2026

**CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@MIDSUSSEX.GOV.UK**

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **APPROVE** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 24 August 2026 for the following reason(s):

1. This application seeks consent as non-material amendments to DM/25/3132 which gave consent for, retrospective planning permission for a variation to the scheme approved under DM/22/3694, incorporating some reinstatement works. The application is for a revision to condition 1 of the approval to list all the plans as set out in the informative

The applicant has stated that the proposed change will then enable a s73 application to be submitted to seek minor material amendments to the 2025 application.

*The Planning Practice Guidance states **There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.*** Paragraph: 002 Reference ID: 17a-002-20140306

In this case the non-material amendments will not result in any changes to the proposals. On this basis, it is considered that this application can be treated as non-material revisions to the original application and a new planning application will therefore not be required.

For the avoidance of doubt, condition 1 of DM/25/3132 should read as follows:

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below:

Location and Block Plan 900-25-0500 received 08.12.2025
Proposed Floor Plans 900-25-2000 rev C received 16.04.2026
Proposed Floor Plans 900-25-2001 rev D received 16.04.2026
Proposed Floor Plans 900-25-2002 rev C received 16.04.2026
Proposed Roof Plan 900-25-2003 received 08.12.2025
Drawing no. 900-25-2400 rev A received 08.12.2025
Drawing no. 900-25-2401 rev A received 08.12.2025
Drawing no. 900-25-2402 rev A received 08.12.2025
Proposed Elevations 900-25-3000 rev C received 16.04.2026
Proposed Elevations 900-25-3001 received 08.12.2025
Proposed Sections 900-25-4000 rev C received 16.04.2026
Proposed Floor Plans 900-25-5000 rev B received 29.07.2026
Proposed Elevations 900-25-5001 rev A received 08.12.2025
Proposed Elevations 900-25-5002 rev A received 08.12.2025
Drawing no. 900-25-5003 rev B received 16.04.2026
Drawing no. 900-25-5004 received 08.12.2025
Drawing no. 900-25-5005 received A 08.12.2025
Drawing no. 900-25-5006 received 08.12.2025
Drawing no. 900-25-5007 rev C received 16.04.2026
Drawing no. 900-25-5008 rev C received 16.04.2026
Drawing no. 900-25-5009 rev A received 08.12.2025
Proposed Roof Plan 900-25-5010 received 08.12.2025
Proposed Roof Plan 900-25-5011 rev A received 16.04.2026
Drawing no. 900-25-5012 received 08.12.2025
Drawing no. 900-25-5013 rev C received 16.04.2026
Drawing no. 900-25-5014 received 08.12.2025
Proposed Floor Plans 900-25-5015 received 08.12.2025
Drawing no. 900-25-5016 rev A received 08.12.2025
Drawing no. 900-25-5017 rev B received 16.04.2026
Drawing no. 900-25-5018 rev B received 16.04.2026
Drawing no. 900-25-5019 rev A received 08.12.2025
Drawing no. 900-25-5020 rev B received 16.04.2026
Drawing no. 900-25-5021 received 08.12.2025
Drawing no. 900-25-5022 rev A received 08.12.2025
Drawing no. 900-25-5023 rev A received 08.12.2025
Drawing no. 900-25-5024 rev A received 08.12.2025
Drawing no. 900-25-5025 received 08.12.2025
Drawing no. 900-25-5026 rev A received 08.12.2025
Drawing no. 900-25-5028 rev B received 16.04.2026
Drawing no. 900-25-5029 rev B received 16.04.2026
Drawing no. 900-25-700 received 16.04.2026

Reason: For the avoidance of doubt and in the interest of proper planning.

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.

Please note that the existing planning permission still stands, and that the conditions imposed upon it continue to apply, except that the plans listed below can be substituted for the originally approved plans.

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	16.04.2026
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

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