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

PERMISSION

REFERENCE: DM/25/1709

**DESCRIPTION: ALTERATIONS AND EXTENSION TO RESIDENTIAL
OUTBUILDING ASSOCIATED WITH SUNTE HOUSE (BARN);
EXTERNAL AND INTERNAL ALTERATIONS TO REMAINING
OUTBUILDINGS (STABLES, COWSHED, BYRE); EXTERNAL AND
INTERNAL ALTERATIONS TO SEPARATE DWELLINGHOUSE
(THE COTTAGE)**

**LOCATION: SUNTE HOUSE, BIRCHEN LANE, HAYWARDS HEATH, WEST
SUSSEX**

DECISION DATE: 24 SEP 2026

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@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 this 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. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. No development shall commence on the relevant building or part of the building until a detailed condition survey and schedule of repairs has been submitted to and approved in writing by the Local Planning Authority.

The details shall include, where appropriate:

elevational and sectional drawings;
a schedule of repairs and repair methodology;
details of materials to be used;
identification of historic fabric to be retained, repaired or replaced.

The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the special architectural and historic interest of the curtilage listed buildings is preserved in accordance with policy DP34 of the Mid Sussex District Plan, policies HE4, HE5 and HE6 of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. No works relating to the mezzanine floor within the barn shall commence until detailed drawings of the mezzanine structure have been submitted to and approved in writing by the Local Planning Authority.

The drawings shall include plans, elevations and sections at an appropriate scale and shall clearly show:

the proposed structure;
methods of fixing;
relationship with surrounding historic fabric;
materials and finishes.

The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that the special architectural and historic interest of the curtilage listed building is preserved in accordance with policy DP34 of the Mid Sussex District Plan, policies HE4, HE5 and HE6 of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. All rooflights hereby approved shall be flush-fitting conservation rooflights with metal frames and shall be permanently retained as such thereafter.

Reason: To preserve the character and appearance of the listed buildings and their setting in accordance with policy DP34 of the Mid Sussex District Plan and policies HE4, HE5 and HE6 of the NPPF.

6. All rainwater goods, external pipework and any wood burner flues hereby approved shall be constructed of painted metal and shall be retained as such thereafter.

Reason: To preserve the appearance and significance of the heritage asset in accordance with policy DP34 of the Mid Sussex District Plan and policies DP3, HE4, HE5 and HE6 of the NPPF.

INFORMATIVES

1. 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
Proposed Elevations	355-BA-DR-00-200	P03 West Barn	12.06.2026
Other	335-FA-DR-00-501	Insulation Strategy	19.12.2025
Location Plan	355-XX-DR-01-100		03.07.2025
Existing Site Plan	335-XX-DR-01-102		03.07.2025
Proposed Site Plan	355-XX-DR-01-102	P03	19.12.2025
Existing Floor Plans	355-BA-DR-01-100	Barn	03.07.2025
Existing Roof Plan	355-BA-DR-01-101	Barn	03.07.2025
Existing Elevations	355-BA-DR-01-200	East West Barn	03.07.2025
Existing Elevations	355-BA-DR-01-201	North South Barn	03.07.2025
Sections	355-BA-DR-01-300	AA - BB	03.07.2025
Proposed Floor Plans	355-FA-DR-00-100	P02 Farmyard	19.12.2025
Proposed Roof Plan	355-FA-DR-00-102	P02 Farmyard	19.12.2025
Proposed Elevations	355-FA-DR-	P03 E and	14.01.2026

	00-200	W Farmyard	
Proposed Elevations	355-FA-DR- 00-201	P03 N Internal External	14.01.2026
Proposed Elevations	355-FA-DR- 00-202	P03 South farmyard	14.01.2026
Proposed Sections	355-FA-DR- 00-300	Cow shed P02	19.12.2025
Proposed Sections	355-FA-DR- 00-301	P03 Byre and Stable	14.01.2026
Proposed Sections	355-FA-DR- 00-302	P02 Cowshed Byre	19.12.2025
Existing Floor Plans	355-FA-DR- 01-100	Farmyard	03.07.2025
Existing Roof Plan	355-FA-DR- 01-102	Farmyard	03.07.2025
Existing Elevations	355-FA-DR- 01-200	East and West Farmyard	03.07.2025
Existing Elevations	355-FA-DR- 01-201	North Internal	03.07.2025
Existing Elevations	355-FA-DR- 01-202	South Farmyard	03.07.2025
Sections	355-FA-DR- 01-300	Cottage and Cowshed	03.07.2025
Sections	355-FA-DR- 01-301	Stable Cottage Cowshed	03.07.2025
Sections	355-FA-DR- 01-302	Byre Cowshed	03.07.2025
Proposed Sections	355-FA-DR- 00-300	P03 AA Barn	12.06.2026
Proposed Elevations	355-BA-DR- 00-201	P03 North South Barn	12.06.2026
Proposed Elevations	355-BA-DR- 00-202	East Barn	12.06.2026
Proposed Roof Plan	355-BA-DR- 00-102	P03 Barn	12.06.2026
Proposed Floor Plans	355-BA-DR- 00-101	P03 Barn FirstFloor	12.06.2026
Proposed Floor Plans	355-BA-DR- 00-100	P03 Barn Ground Floor	12.06.2026



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.*

