

Mr Jonathon Perez
The Toll House
56 High Street
Lindfield
Haywards Heath
West Sussex
RH16 2HL

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

PERMISSION

REFERENCE: DM/25/0271

DESCRIPTION: PROPOSED RESTORATIONS, REVISION OF OUTBUILDING, INSULATION, NEW CONSUMER UNIT, REMOVAL OF MODERN WALL, ADDITION OF SHOWER ROOM AND MINOR RECONFIGURATIONS.

LOCATION: THE TOLL HOUSE, 56 HIGH STREET, LINDFIELD, HAYWARDS HEATH

DECISION DATE: 20 MAY 2025

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@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 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 be carried out unless and until details of the roofing and facing materials have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

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 Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031.

4. The brickwork used for the reconstruction of the boundary wall shall match the existing 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 Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031.

5. No development shall be carried out unless and until fully detailed elevational and sectional drawings at an appropriate scale to show the details of window and door openings including window and door heads, fenestration and external doors for the new extension and link have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details for each of these elements unless otherwise agreed with the Local Planning Authority in writing.

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 Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031.

6. No development shall be carried out unless and until detailed drawings at an appropriate large scale, including elevations and sections, annotated to show materials and finishes of the following have been submitted to and approved by the Local Planning Authority:

- new windows to the house and extension including the new attic windows (the partial construction sections included on some of the drawings are not sufficient)
- typical eaves details to the link and extension
- new external and internal doors
- the new banister to the staircase at second floor

The works shall be carried out in accordance with the approved details for each of these elements unless otherwise agreed with the Local Planning Authority in writing.

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 Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031

7. No development shall be carried out to reinstate the ground floor front room hearth until details of the proposed stone have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

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 Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031.

8. No development shall be carried out to the timber frame until further details of the proposed timber frame repairs to include annotated plans to show the location and extent of the repairs, and a detailed schedule of work, including materials and methods to be employed have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

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 Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031.

9. The new rooflights shall be flush fitting, metal framed, Conservation Style rooflights unless otherwise agreed with the Local Planning Authority in writing.

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 Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031.

10. The approved palisade fence shall be of white painted timber to accord with the details in the submitted Design and Access Statement, unless otherwise agreed with the Local Planning Authority in writing.

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 Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031.

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.

2. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the

Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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 Plan	56HS-001	E90	04.02.2025
Block Plan	56HS-001	E-91	10.02.2025
Existing Floor Plans	56HS-001	D21 Ground	04.02.2025
Existing Floor Plans	56HS-001	D22 First Floor	04.02.2025
Existing Floor Plans	56HS-001	D23 Second Floor	04.02.2025
Existing Elevations	56HS-001	D24 East	04.02.2025
Existing Elevations	56HS-001	E01 North	04.02.2025
Existing Elevations	56HS-001	E02 East West	04.02.2025
Existing Floor Plans	56HS-001	E20 Cellar	04.02.2025
Existing Floor Plans	56HS-001	E21 Ground	04.02.2025
Existing Floor Plans	56HS-001	E22 First	04.02.2025
Existing Floor Plans	56HS-001	E23 Second	04.02.2025
Proposed Elevations	56HS-001	P01 08 North	25.04.2025
Proposed Elevations	56HS-001	P02 East West	04.02.2025
Proposed Sections	56HS-001	P03 East west	04.02.2025
Proposed Sections	56HS-001	P04 South	02.04.2025
Proposed Floor Plans	56HS-001	P20 CELLAR	04.02.2025
Proposed Floor Plans	56HS-001	P21 Ground	03.04.2025
Proposed Floor Plans	56HS-001	P22 First	04.02.2025
Proposed Floor Plans	56HS-001	P23 Second Floor	04.02.2025
Proposed Roof Plan	56HS-001	P24 07	25.04.2025
Proposed Elevations	56HS-001	P25 Cellar	04.02.2025
Proposed Floor Plans	56HS-001	P31 Second	04.02.2025
Proposed Elevations	56HS-001	P32 Fence	04.02.2025
Proposed Floor Plans	56HS-001	P33 Path	04.02.2025
Proposed Floor Plans	56HS-001	P40 Listed Wall	04.02.2025
Proposed Elevations	56HS-001	P41 Listed Wall	04.02.2025
Proposed Floor Plans	56HS-001	P50	04.02.2025

Proposed Floor Plans	56HS-001	P51 First Floor	04.02.2025
Proposed Floor Plans	56HS-001	P52 Second	04.02.2025
Proposed Elevations	56HS-001	P53	04.02.2025
Proposed Elevations	56HS-001	P54	04.02.2025
Proposed Elevations	56HS-001	P55	04.02.2025
Proposed Elevations	56HS-001	P56	04.02.2025
Proposed Elevations	56HS-001	P57	04.02.2025
Proposed Elevations	56HS-001	P60	04.02.2025
Proposed Sections	56HS-001	P61	04.02.2025
Proposed Sections	56HS-001	Biofold Bottom	04.02.2025
Proposed Sections	56HS-001	Biofold Panel to Panel	04.02.2025
Proposed Sections	56HS-001	Biofold Top Track	04.02.2025
Proposed Sections	56HS-001	Conservation Roof Lights	04.02.2025
Proposed Sections	56HS-001	Sliding Door Head	04.02.2025
Proposed Sections	56HS-001	Sliding Door Mullion	04.02.2025
Proposed Sections	56HS-001	Sliding Door Threshold	04.02.2025
Design and Access Statement			04.02.2025
Heritage Statement			04.02.2025
Other	HE Energy Efficiency		04.02.2025
Other	Listing Wall Assessment		04.02.2025
Other	Method Statements	Lettering and Fireplace	04.02.2025



Ann Biggs
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** of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and 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; or
- (ii) an enforcement notice is subsequently 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.

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 planning 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](#).

