

Mr S Dougall
Peter Rainier
DMH Stallard
Griffin House
135 High Street
Crawley
RH10 1DQ

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

REFUSAL

REFERENCE: DM/25/1103

DESCRIPTION: RETROSPECTIVE LISTED BUILDING CONSENT FOR A VARIATION TO THE SCHEME APPROVED UNDER DM/22/3695, INCORPORATING SOME REINSTATEMENT WORKS.

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

DECISION DATE: 8 DEC 2025

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

The Council hereby **REFUSE LISTED BUILDING CONSENT** for the above works as shown on the submitted application and plans, for the following reasons:-

1. It is considered that, the application would cause less than substantial harm to the significance of a designated heritage asset, in particular the first floor extension which by virtue of its design, size and scale would appear as an obtrusive and overbearing feature that would be out of character and harmful to the special interest of the listed building; The first floor extension has also engulfed the historic 19th century rear wing; The removal of at 17th century staircase and stair enclosure, which previously connected the ground, first and attic floors of the historic house; The unauthorized works to the bakehouse which as constructed, the scale and form of the windows are considered to detract from the previously surviving historic character of the bakehouse, as an ancillary service range. As the harm is considered to be less than substantial and thus para 215 of the NPPF applies. In this case there are not

considered to be any material public benefits resulting from the development that would outweigh the identified harm. The proposal is therefore considered to be contrary to the requirements of policy DP34 of the Mid Sussex District Plan and the requirements of the NPPF.

INFORMATIVES

1. 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 with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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 Floor Plans	900_25_401		05.09.2025
Proposed Floor Plans	900_25_402		05.09.2025
Proposed Floor Plans	900_25_5026	lounge door jam	05.09.2025
Other	900_25_5027	Bsmt attic hatch	05.09.2025
Other	900-25_5029	Attic floorboards	05.09.2025
Proposed Elevations	Drg No : 5028	Vaulted ceiling	05.09.2025
Location Plan	Drg No: 0500		28.04.2025
Block Plan	Drg No: 0600		28.04.2025
Existing Floor Plans	Drg No: 1000		28.04.2025
Existing Floor Plans	Drg No: 1001		28.04.2025
Existing Floor Plans	Drg No: 1002		28.04.2025
Existing Roof Plan	Drg No: 1003		28.04.2025
Existing Elevations	Drg No: 1100	East	28.04.2025
Existing Elevations	Drg No: 1101	West	28.04.2025
Existing Elevations	Drg No: 1102	South	28.04.2025
Existing Elevations	Drg No: 1103	North	28.04.2025
Sections	Drg No: 1200	A-A	28.04.2025
Proposed Floor Plans	Drg No: 2000	Basement Ground Fl Rev A	05.09.2025
Proposed Floor Plans	Drg No : 2001	First Floor Rev A	05.09.2025
Proposed Floor Plans	Drg No : 2002	Second Floor Rev A	05.09.2025

Proposed Roof Plan	Drg No : 2003		28.04.2025
Proposed Elevations	Drg No : 3000	East and West	28.04.2025
Proposed Elevations	Drg No : 3001	North South	28.04.2025
Proposed Sections	Drg No : 4000	A-A Rev A	05.09.2025
Proposed Roof Plan	Drg No : 5000		28.04.2025
Proposed Elevations	Drg No : 5001	West and South	28.04.2025
Proposed Elevations	Drg No : 5002	North and Section A-A	28.04.2025
Proposed Site Plan	Drg No : 0700		28.04.2025
Planning Layout	Drg No 08	REV B	28.04.2025
Planning Layout	Drg No 09	REV B	28.04.2025
Other	D11-12, S1,2 and 4	REV D surface	28.04.2025
Tree Survey	Drg No T1	REV A	28.04.2025
Proposed Elevations	Drg No : 5025	Balustrade terracesheet2	28.04.2025
Proposed Floor and Elevations Plan	Drg No : 5003	Gable Wall	28.04.2025
Proposed Floor Plans	Drg No : 5004	WC	28.04.2025
Proposed Floor Plans	Drg No : 5005	Chimney 1	28.04.2025
Proposed Floor Plans	Drg No : 5006	Chimney 2	28.04.2025
Proposed Floor and Elevations Plan	Drg No : 5007	Corkscrew stair Rev A	05.09.2025
Proposed Floor and Elevations Plan	Drg No : 5008	Corkscrew stair Rev A	05.09.2025
Proposed Floor and Elevations Plan	Drg No : 5009		28.04.2025
Proposed Floor Plans	Drg No : 5010	Flat Roof sheet 1	28.04.2025
Proposed Floor Plans	Drg No : 5011	Flat Roof sheet 2	28.04.2025
Proposed Elevations	Drg No : 5012	Driveway Gates	28.04.2025
Proposed Floor Plans	Drg No : 5013	Wardrobes Doors Rev A	05.09.2025
Proposed Elevations	Drg No : 5014	Pergola	28.04.2025
Proposed Floor Plans	Drg No : 5015	Ground Floor Utility	28.04.2025
Proposed Floor Plans	Drg No : 5016	Passage	28.04.2025
Proposed Floor Plans	Drg No : 5017	timber Floor	28.04.2025
Proposed Floor Plans	Drg No : 5018	Layout Changes North BED	28.04.2025
Proposed Elevations	Drg No : 5019	Removal Rooflights	28.04.2025
Proposed Floor Plans	Drg No : 5020	Casement windows	28.04.2025
Proposed Floor and Elevations Plan	Drg No : 5021	Well Shaft	28.04.2025
Proposed Sections	Drg No : 5022	FF SE Bedroom	28.04.2025
Proposed Floor and Elevations Plan	Drg No : 5023	Replacement window	28.04.2025
Proposed Elevations	Drg No : 5024	Balustrade	28.04.2025

terraceshee
t1



Ann Biggs
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS
FORM

RELBCZ

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.*