

Mr Matthew Ollier
Bowling Alley Cottage
The Green
Horsted Keynes
Haywards Heath
West Sussex
RH17 7AP

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

PERMISSION

REFERENCE: DM/25/0422

DESCRIPTION: PROPOSED ALTERATIONS TO APPROVED PLANS RELATING TO LISTED BUILDING CONSENT DM/21/0568.

LOCATION: BOWLING ALLEY COTTAGE, THE GREEN, HORSTED KEYNES, HAYWARDS HEATH

DECISION DATE: 2 JUL 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. No works on the link extension hereby approved, 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 and DP34 of the Mid Sussex District Plan 2014 - 2031 and Policy HK6 of the Horsted Keynes Neighbourhood Plan.

3. Detailed drawings at an appropriate large scale including sections and annotated to show materials and finishes of typical examples of new windows and doors (including internal doors to the main house) and typical eaves detail to the link extension shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing in respect of this part of the development. The development shall not be carried out otherwise than in accordance with such details.

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 and Policy HK6 of the Horsted Keynes Neighbourhood Plan.

4. New rainwater goods and any other new external pipework to be installed on the buildings shall be black painted metal, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031 and Policy HK6 of the Horsted Keynes Neighbourhood Plan.

5. The replacement rooflight in the rear roof slope of the cottage shall be a flush fitting, metal framed, conservation style rooflight, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031 and Policy HK6 of the Horsted Keynes Neighbourhood Plan.

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
Existing Floor Plans	L-100	Ground	17.02.2025
Existing Floor Plans	L-101	First	17.02.2025
Existing Floor Plans	L-102	Second	17.02.2025
Existing Roof Plan	L-103		17.02.2025
Existing Elevations	L-104		17.02.2025
Proposed Floor Plans	L-200h	Ground	20.05.2025
Proposed Floor Plans	L-201h	First	20.05.2025
Proposed Floor Plans	L-202g	Second	11.06.2025
Proposed Roof Plan	L-203g		11.06.2025
Proposed Elevations	L-204h		20.05.2025
Location and Block Plan	L-01a		17.02.2025



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](#).

