

1895/04-251201

16 December 2025



Planning Department
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

21 Crosby Row
London, SE1 3YD

Dear Sir/Madam

Application for Prior Approval at 58 High Street, Hurstpierpoint, BN6 9RG

On behalf of our client, we are pleased to submit (via the Planning Portal, reference (PP-14570672) an application for Prior Approval for:

*Partial Change of Use under Class MA from Class E commercial to Class C3(a)
Dwellinghouse*

The application fee has been paid via the Planning Portal's online payment system.

Please Note: This application is a resubmission of the scheme approved on 4th December 2025 (DM/25/2629). In determining that application the LPA erroneously imposed a planning condition (Condition 2) requiring details of covered cycle parking to be submitted and approved, and then provided prior to first occupation. However, there is no ground floor space associated with the new flat to be created on which to locate covered cycle parking. There is no external space to the front of the building and no access to the rear of the building, which is accessed solely from the retained commercial unit at ground and lower ground floor. It is not possible to locate a cycle store on the street outside the building, and there is no space within the ground floor of the building to create an internal cycle store (the front door of the proposed flat leads directly to a stair).

Following discussions with the case officer for the previous application it was acknowledged that this condition could not be complied with, but we were advised that the only way to remove this condition was either to apply to vary the original consent, or to resubmit the application so that it could be redetermined with the condition removed. This application therefore seeks approval of the partial change of use of the building without a planning condition requiring the approval and provision of covered cycle parking.

In accordance with national validation requirements, the application comprises the following:

- *Application Form*
- *This Covering Letter*
- *Supporting Statement*
- *Site Location Plan (0299-PL50)*
- *Block & Site Plan (Existing and Proposed) (0299-PL50)*
- *Floor Plans Existing (0299 SV 01)*
- *Floor Plans Proposed (1895-1001)*
- *Flood Risk Information*
- *Asbestos Reinspection Survey*

For the reasons detailed in the Supporting Statement and the accompanying supporting documents we consider that the proposals pass the relevant legislative tests set out by Schedule 2 and Prior Approval should be granted accordingly.

We look forward to receiving your confirmation that the information submitted has been received. If you require any additional information then please do not hesitate to contact me.

Yours sincerely



Chris Frost – MRTPI
Director