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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/25/1706

DESCRIPTION: PROPOSED DEMOLITION AND REMOVAL OF ROOF CANOPY AND STAIRS TO EXISTING GARAGE AND REPLACE WITH NEW WOODEN STAIRCASE. PROPOSED CONSTRUCTION OF REAR EXTENSION TO MAIN HOUSE AND EXTENSION LINKING THE DAIRY AND TOOLSHED OUTBUILDINGS. PROPOSED CONSTRUCTION OF NEW POOLHOUSE AND ASSOCIATED EXTERNAL AND INTERNAL WORKS, INCLUDING WINDOW REPLACEMENTS.

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

DECISION DATE: 26 AUG 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. No external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031

3. No works affecting the internal fabric of the listed building or curtilage listed outbuildings shall commence until details have been submitted to and approved in writing by the Local Planning Authority of:

- All new flooring within the house and outbuildings;
- Typical examples of new internal doors;
- Any replacement skirting boards, cornices and architraves.

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

Reason: To preserve the special architectural and historic interest of the Grade II* listed building and associated curtilage listed structures in accordance with Policy DP34 of the Mid Sussex District Plan 2014-2031.

4. No cleaning works shall commence until a detailed specification has been submitted to and approved in writing by the Local Planning Authority for:

- Cleaning of basement walls;
- Cleaning of external brickwork and stonework;
- Cleaning of roof tiles.

The specification shall include details of all materials, products, equipment, methods and extent of cleaning. Prior to the commencement of wider cleaning works, sample test panels for the external brickwork, stonework and roof tiles shall be prepared on site and approved in writing by the Local Planning Authority. The approved methodology shall thereafter be adhered to throughout the works.

Reason: To safeguard the historic fabric and preserve the special architectural and historic interest of the listed building and associated curtilage listed structures in accordance with Policy DP34 of the Mid Sussex District Plan 2014-2031.

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 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.
2. You are advised that the District Council determined this application on the basis of the following drawings:

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	335-GA-DR-00-200	P02	19.12.2025
Proposed Floor Plans	335-GA-DR-00-100	P02	19.12.2025
Existing Floor Plans	335-GA-DR-01-100	garage	03.07.2025
Existing Elevations	335-GA-DR-01-200	garage	03.07.2025
Proposed Floor Plans	335-MH-DR-00-100	P05	22.07.2026
Proposed Floor Plans	335-MH-DR-00-100A	P05	22.07.2026
Proposed Floor Plans	335-MH-DR-00-100B	P04	22.07.2026
Proposed Floor Plans	335-MH-DR-00-101	P04	22.07.2026
Proposed Floor Plans	335-MH-DR-00-102	P04	22.07.2026
Proposed Roof Plan	335-MH-DR-00-103	P04	22.07.2026
Proposed Floor Plans	335-MH-DR-00-110	P04	22.07.2026
Proposed Elevations	335-MH-DR-00-200	P03	22.07.2026
Proposed Elevations	335-MH-DR-00-201	P02	22.07.2026
Proposed Elevations	335-MH-DR-00-202	P02	22.07.2026
Proposed Elevations	335-MH-DR-00-203	P02	22.07.2026
Sections	335-MH-DR-00-305	P02	22.07.2026
Sections	335-MH-DR-00-306	P03	22.07.2026
General	335-MH-DR-00-600	window details	03.07.2025
Existing Floor Plans	335-MH-DR-01-100	house ground	03.07.2025
Existing Floor Plans	335-MH-DR-01-100A	house/outbuilding ground	03.07.2025
Existing Floor Plans	335-MH-DR-01-100B	dairy/tool ground	03.07.2025
Existing Floor Plans	335-MH-DR-01-101	house first	03.07.2025
Existing Floor Plans	335-MH-DR-01-102	house second	03.07.2025

Existing Roof Plan	335-MH-DR-01-103	house	03.07.2025
Existing Floor Plans	335-MH-DR-01-110	house basement	03.07.2025
Existing Elevations	335-MH-DR-01-200	house east	03.07.2025
Existing Elevations	335-MH-DR-01-201	house south	03.07.2025
Existing Elevations	335-MH-DR-01-202	house west	03.07.2025
Existing Elevations	335-MH-DR-01-203	house north	03.07.2025
Sections	335-MH-DR-01-305	house F-F existing	03.07.2025
Sections	335-MH-DR-01-306	house G-G existing	03.07.2025
Proposed Floor Plans	335-PH-DR-00-100	P03	03.07.2025
Proposed Roof Plan	335-PH-DR-00-101	P03	03.07.2025
Proposed Elevations	335-PH-DR-00-200	P03	03.07.2025
Proposed Elevations	335-PH-DR-00-201	P03	03.07.2025
Sections	335-PH-DR-00-300	P02	19.12.2025
Site Plan	335-XX-DR-00-101	P02	22.08.2025
Location Plan	335-XX-DR-01-100	ex	03.07.2025
Site Plan	335-XX-DR-01-101	ex	03.07.2025
Topographical Survey	UE0664_Sunte House_DTPP_0_250502		03.07.2025
Topographical Survey	UE0664_Sunte House_HHA_TRRP_0_250501		03.07.2025



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.*

