

Black Horse Investments Ltd
Mr Chris Frost
Future Planning And Development
21-23 Crosby Row
London
SE1 3YD

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED) - SCHEDULE 2, PART 3, CLASS MA**

PERMISSION

REFERENCE: DM/25/3227

DESCRIPTION: PARTIAL CHANGE OF USE UNDER CLASS MA FROM CLASS E COMMERCIAL TO CLASS C3(A) DWELLINGHOUSE.

LOCATION: NATIONWIDE, 58 HIGH STREET, HURSTPIERPOINT, HASSOCKS

DECISION DATE: 10 FEB 2026

CASE OFFICER: DEBORAH LYNN - DEBORAH.LYNN@MIDSUSSEX.GOV.UK

The Council hereby confirm that their **prior approval is given** 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. If the asbestos containing materials as identified in the Asbestos Reinspection Report dated 10th December 2021 (Job ref no. 492967) submitted with this application are left in situ, then the asbestos register must be presented to any new occupants of the commercial unit.

If the asbestos containing materials as identified in the Asbestos Reinspection Report dated 10th December 2021 (Job ref no. 492967) submitted with this application are to be removed, prior to occupation of the residential dwelling, a report shall be submitted to the local planning authority in writing, containing evidence to show that all asbestos containing materials have been removed from the premises and taken to a suitably licensed waste deposit.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with paragraph 196 of the NPPF.

2. The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority a report by a competent person demonstrating that any sound attenuation measures between commercial and residential are effective and achieve a minimum airborne sound insulation value of 50dB (DnTw+Ctr dB). Post completion testing shall be required to show this has been achieved. This shall be submitted to the local planning authority and approved in writing.

Reason: To protect the amenities of future residential occupiers and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan 2014 - 2031.

Your attention is drawn to the caveats set out below:

INFORMATIVES

1. The development subject of this application must be completed within a period of three years starting with the prior approval date.
2. The development shall be carried out in accordance with the approved details, unless the Local Planning Authority and the developer agree otherwise in writing.
3. The developer shall notify the Local Planning Authority in writing of the completion of the development as soon as reasonably practicable after completion. This notification shall include: a) the name of the developer; b) the address or location of the development; and c) the date of completion.
4. Any external works/alterations required in association with the permitted change of use of the building will require the submission of an application for full planning permission.
5. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.
6. 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.

7. The applicant is advised to consider the potential impact of surface water / rain at the basement access point.

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	PL 50	/	18.12.2025
Existing Floor Plans	SV 01	/	18.12.2025
Proposed Floor Plans	1895 - 1001	00	18.12.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

AEPCZ