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Mr James Clague
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26 Watling Street
Canterbury
CT1 2UD

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

PERMISSION

REFERENCE: DM/25/0915

**DESCRIPTION: INTERNAL ALTERATIONS TO INCLUDE STRUCTURAL
ALTERATIONS TO KITCHEN, NEW DOORS AND ROOFLIGHTS,
NEW PARTITIONS AND ALTERATIONS TO THE LAYOUT AT
GROUND AND SECOND FLOORS, AND EXTERNAL
LANDSCAPING.**

**LOCATION: TANYARD MANOR, HORSTED LANE, SHARPTHORNE, EAST
GRINSTEAD**

DECISION DATE: 1 AUG 2025

CASE OFFICER: EMILY WADE - EMILY.WADE@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. Prior to the commencement of work on the relevant part of the development, detailed drawings at an appropriate large scale, including elevations and sections, and annotated to show materials and finishes, of the following aspects of the development shall be submitted to and approved in writing by the District Council:

- Typical examples of new windows and doors (internal and external). Your drawings shall as appropriate include depth of reveal and glazing bar or leading sectional details.

Reason: To preserve the special character of the building and to accord with Policy DP34 of the Mid Sussex District Plan.

3. Prior to the commencement of work on the relevant part of the development, detailed drawings at an appropriate scale, including as appropriate elevations and sections, and annotated to show materials and finishes, of the structural works to the wall between the kitchen and sitting room at ground floor shall be submitted to and agreed in writing by the District Council. The details shall include the juncture of the proposed new oak or steel and oak beam with the wall, highlighting the relationship with the historic fabric of the wall, and of any works at foundation level.

Reason: To preserve the special character of the building and to accord with Policy DP34 of the Mid Sussex District Plan.

4. The new rooflights shall be flush fitting, metal framed, conservation style rooflights.

Reason: To preserve the special character of the building and to accord with Policy DP34 of the Mid Sussex District Plan

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
Other	Paving specification		19.06.2025
Other	Newton Waterproofing Spec Sheet		19.06.2025
Photographs	James Clague Photo Sheets		19.06.2025
Proposed Floor Plans	Dixon Hurst Structural Plans		19.06.2025
Proposed Floor Plans	27900_PL_11	E	07.07.2025
Proposed Floor Plans	27900_PL_06	B	07.07.2025
Proposed Floor Plans	27900_PL_12	D	07.07.2025
Proposed Floor Plans	27900_PL_13	C	07.07.2025
Location Plan	27900_EX_06		02.04.2025
Existing Site Plan	27900_EX_06		02.04.2025
Existing Roof Plan	27900_EX_06		02.04.2025
Existing Floor Plans	27900_EX_10		02.04.2025
Existing Floor Plans	27900_EX_11		02.04.2025

Existing Floor Plans	27900_EX_12	02.04.2025
Existing Floor Plans	27900_EX_13	02.04.2025
Existing Elevations	27900_EX_15	02.04.2025
Existing Elevations	27900_EX_16	02.04.2025
Existing Elevations	27900_EX_17	02.04.2025
Existing Elevations	27900_EX_18	02.04.2025



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](#).

