

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1380	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Replacement sliding sash windows		
Site:	The Old Rectory, Church Lane, Albourne, Hassocks, West Sussex, BN6 9BY, ,		
Validation Date	28 May 2025	Overall Expiry Date:	4 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Sep 2025
Target Date:	23 Jul 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	5 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1380

**The Old Rectory, Church Lane, Albourne, Hassocks, West Sussex, BN6 9BY,
Replacement sliding sash windows
Mr Dean Richmond**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

MSDC Conservation Officer: The conservation officers considers that the proposal is considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

ALBOURNE PARISH COUNCIL OBSERVATIONS

Albourne Parish Council has no objections to this application, and is happy to support the proposal.

INTRODUCTION

The application seeks planning permission for the replacement of 3 No. Sash windows.

SITE AND SURROUNDINGS

The property is a large Grade II listed 18th century dwelling which has undergone extension and extensive alterations in the 19th and 20th century. It is set in an isolated rural plot next to St Bartholomews Church, also Grade II listed.

The locality is characterised by open fields and areas of woodland, with sporadic development and clusters of properties along the highway. The site is within the countryside.

APPLICATION DETAILS

The application seeks planning permission for the following:

- Replacement of 2 No. sash windows on the rear elevation.
- Replacement of 1 No. sash window on the side elevation.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the Albourne Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 - Character and Design

DP34 - Listed Buildings and Other Heritage Assets

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Albourne Neighbourhood Plan

The plan was made in September 2016. There are no relevant policies.

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPB2 - Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character on the Listed Building
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Character on the Listed Building

S.66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Paras 210, 212 and 215 of the NPPF state:

'210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) the desirability of new development making a positive contribution to local character and distinctiveness.

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy DP34 of the District Plan is relevant and states in part that:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- Special regard is given to protecting the setting of a listed building;'*

Policy DP26 of the Mid Sussex District Plan states in part that:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace; - contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;'*

The Council's Conservation Officer has been consulted on the application and has provided the following comments:

The Old Rectory is a Grade II listed building located in a rural position outside Albourne. The house, which from the list description dates originally from the 18th century, was extended during the 19th century, and has more recent alterations and additions. The church with which it was historically associated, St Bartholomew's, is also Grade II listed and stands a short distance to the north east.

The current proposal is for the replacement of three of the existing windows to the property.

We have received updated Heritage Statements which contain more information on the condition of the windows affected by the proposal. Although we do not appear to have any further information on the date or level of interest of these windows, it is accepted that their condition is such that their replacement is justified. On balance, therefore, the proposal is considered to be acceptable in principle.

The proposed details indicate that the windows will be replaced on a like-for-like basis, incorporating slim-line double glazing with functional glazing bars. This will have a relatively small impact on the appearance of the windows, and given the requirements of the updated NPPF at paragraph 167 in relation to energy efficiency measures, the proposal is considered on balance acceptable.

The proposal is therefore considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Your Planning Officer supports the view of the conservation officer, and therefore the proposal is considered to preserve the character of the listed building. Therefore the proposal complies with policies DP26 and DP34 of the Mid Sussex District Plan.

Impact on Neighbouring Amenities

Policy DP26 in part seeks to ensure that development: *'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'*

Due to the nature of the proposed works, the proposal would have no impact to the amenities of existing nearby residents and future occupiers. As such the proposal would thereby comply with policy DP26 in relation to the residential amenities.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposal is appropriate in terms of design and impact on the listed building. Therefore, the proposal complies with policies DP26 and DP34 of the Mid Sussex District Plan, the relevant paragraphs of the NPPF, and the Listed Building and Conservation Area (LBCA) Act 1990. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Tracie Axford