



**Application to demolish a building under Part 31 of the Town And Country
Planning (General Permitted Development) Order 1995 (As Amended)**

Lowlands Farm Barn, Freeks Lane, Burgess Hill RH15 8DQ

Planning Statement

1. Introduction

1.1 This Planning Statement is submitted in support of an application to demolish a building, Lowlands Farm Barn, under Part 31 of the Town And Country Planning (General Permitted Development) Order 1995 (As Amended). It covers the following matters:

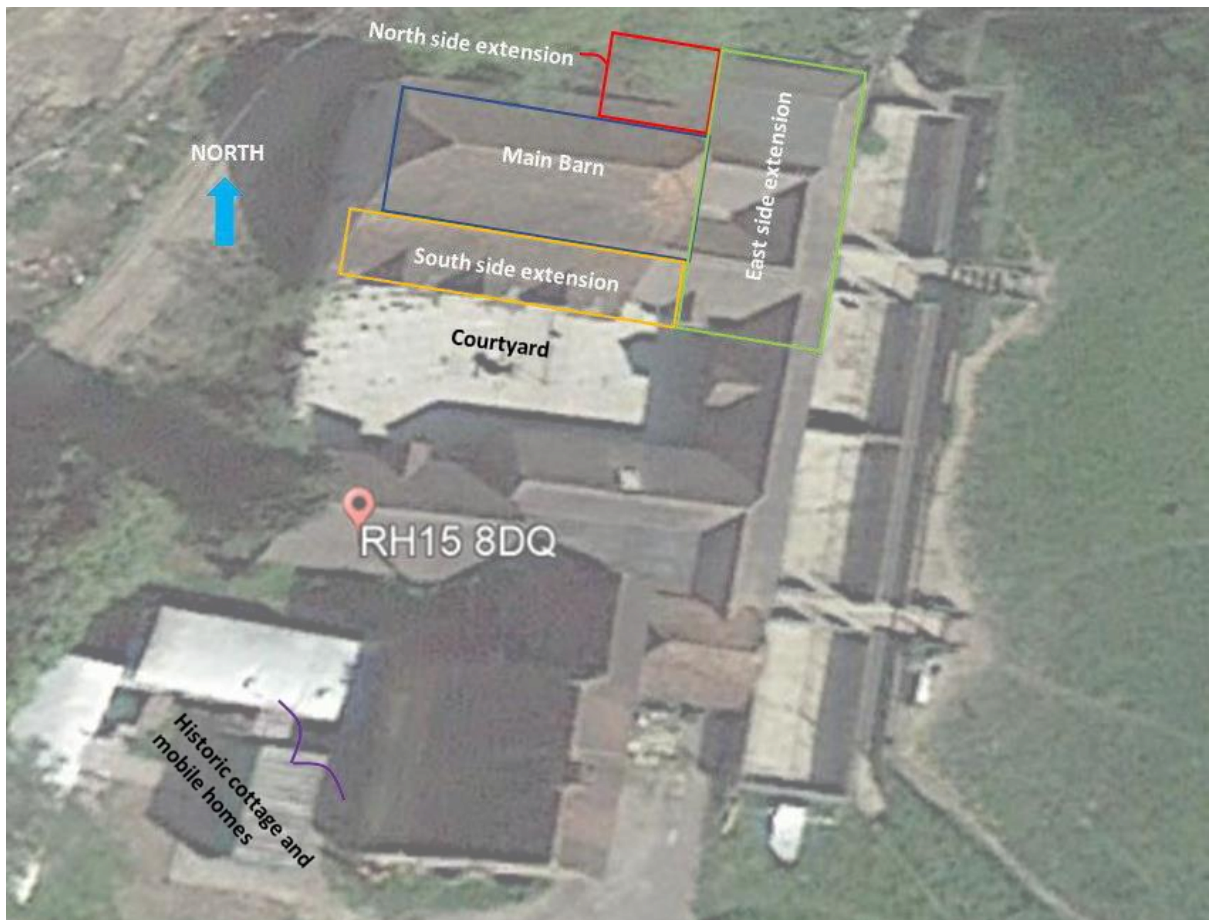
- A description of the building
- The background as to why the building is to be demolished
- Concluding remarks

2. Description

2.1 Lowlands Farm Barn is located to the east of Freeks Lane, a public right of way on the northern edge of the built-up area of Burgess Hill, approximately 250m to the north of the junction of Freeks Lane with Eastbridge Avenue. The location of Lowlands Farm Barn is shown below:



2.2 The layout of Lowlands Farm Barn is shown below:



- 2.3 In 2024, Lowlands Farm Barn suffered extensive fire damage. The following text provides a description of the building prior to the fire damage.
- 2.4 Lowlands Farm Barn is of 19th Century date and was first included on the Clayton Parish Tithe map of 1838. The Barn was altered between 1874 and 1897 by the demolition of its southern projection. In the 20th Century a brick lean-to extension with dormers was added to the southern elevation facing onto a central courtyard. A northern annex of breezeblock construction was also added with an outside area continuing from the extension, consists of hardstanding, surrounded by a brick wall. The barn was then converted to use as a kennel.
- 2.5 The weatherboarding of the Main Barn is of 20th Century date but below this brickwork of 19th Century date is visible. The windows of the Main Barn are of 20th Century date, but have now been boarded.

- 2.5 Though much altered, the Main Barn remained legible as a 19th Century agricultural building but with a low degree of historic and architectural interest.

3. Current Condition

- 3.1 As noted above, the Barn suffered extensive fire damage in 2024. This has effectively destroyed the Barn with only the walls of the northern elevation and the lower plinth walls of the remaining elevations remaining. The roof has been completely destroyed along with the internal timber frame. The Barn was due to be converted into two dwellings under reserved matters application ref DM/21/3870. However, it has been agreed with Officers' at MSDC that the extent of the damage to the Barn is such that it is no longer capable of conversion. It is therefore proposed to demolish the remaining building. The site will then be redeveloped to provide two new dwellings.

4. Concluding Comments

- 4.1 Lowlands Farm Barn has effectively been destroyed by fire damage in 2024. Whilst the building had some limited historic and architectural interest, that is no longer the case. The strategy now is to demolish the Barn and clear the site to facilitate a residential development that will integrate within the development permitted under reserved matters approval ref DM/21/3870. Given the very limited extent of building that remains and that the site is to be redeveloped, it is not considered necessary for the Council to require Prior Approval for the method of demolition and any proposed site restoration.

McConnell Planning

March 2025