

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3097	Case Officer:	Emily Wade
Application Type:	Full Application		
Proposal:	Creation of accommodation for the Lower School assistant housemaster at the first floor of the North School wing. The proposals will result in some small internal changes to include the removal of 3 partitions, the repositioning of 3 partitions, and the removal and insertion of a new internal doorway		
Site:	Ardingly College, College Road, Ardingly, Haywards Heath, West Sussex, RH17 6SQ, ,		
Validation Date	19 Dec 2024	Overall Expiry Date:	24 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Feb 2025
Target Date:	13 Feb 2025	Recommending Officer Signature:	Emily Wade

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	12 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3097

**Ardingly College, College Road, Ardingly, Haywards Heath, West Sussex, RH17 6SQ,
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North School wing. The proposals will result in some small internal changes to include the
removal of 3 partitions, the repositioning of 3 partitions, and the removal and insertion of a new
internal doorway
Mr L Brown**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

N/A

TOWN/PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

This application is for works to the first floor of the North Wing of the central Grade II listed H shaped block of the College, to create improved on site accommodation for a member of staff. Alterations to the plan form of the area are proposed including changes to partitioning and openings, and blocking of an existing archway from the central corridor.

RELEVANT PLANNING HISTORY

DM/24/2131 Listed building consent granted for repairs, replacement and refurbishment to sections of the H Block section of the main Ardingly College building, including replacement rainwater goods, roof repair, stonework repair, and clockface repair & refurbishment.

DM/21/4214 Listed building consent granted for internal alterations on the upper floors of North School (New Wing) to facilitate a new pastoral space for Years 7 and 8 following college re-structure.

DM/17/2260 Listed building consent granted for internal renovation works to the Prep School Boarding accommodation, North School.

SITE AND SURROUNDINGS

Ardingly College occupies a substantial campus located in semi-rural position to the south of Ardingly. At the heart of the campus is a Grade II listed H shaped block dating from the late 19th-early 20th century. This is surrounded by a variety of buildings of differing dates and levels of interest, including the Grade II listed former college farm to the west. The current proposal relates to the north wing of the central H block.

APPLICATION DETAILS

The proposal is for works to the first floor of the North Wing of the central Grade II listed H shaped block of the College, to create improved on site accommodation for a member of staff. Alterations to the plan form of the area are proposed including changes to partitioning and openings, and blocking of an existing archway from the central corridor.

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 Ardingly 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:

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.

Neighbourhood Plan

The Ardingly Neighbourhood Plan is made and forms part of the development plan.

ARD 9: Heritage Assets

ARD18: Ardingly College

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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:

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 2023)

Paragraphs 210, 212-215 of the NPPF are relevant and state that:

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

account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- o the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

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.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c) and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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.'

ASSESSMENT

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: 'In considering whether to grant planning permission [F1 or permission in principle] 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.'

District Plan Policy DP34 will be relevant, and states that:

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

- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric...'

The proposed works at the first floor of the north wing of the Grade II listed H shaped school building affect an area which has already been subject to alterations, including insertion of partitioning. The

proposed changes to the planform will in some respects restore aspects of the original layout of the rooms concerned- elsewhere modern partitioning will be removed and replaced with new partitions in a different layout, with no net adverse effect on the original plan form. An original archway leading from the central spinal corridor will be infilled, but the infill will be recessed so that the form of the arch remains legible. On balance, the work is not considered to adversely affect historic fabric or the extent to which the original plan form of the area remains legible.

The proposal is therefore considered to preserve the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

PLANNING BALANCE AND CONCLUSION

It is recommended that planning permission is granted.

Decision: Permission

Case Officer: Emily Wade