

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0247	Case Officer:	Anna Tidey
Application Type:	Full Application		
Proposal:	Removal of 2x false chimneys on block of no. 71, 73, 75 and 77 Barncroft Drive.		
Site:	71, 73, 75 And 77 Barncroft Drive, Lindfield, Haywards Heath, West Sussex, RH16 2NJ, , ,		
Validation Date	4 Mar 2026	Overall Expiry Date:	27 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 Apr 2026
Target Date:	29 Apr 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	23 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0247

**71, 73, 75 And 77 Barncroft Drive, Lindfield, Haywards Heath, West Sussex, RH16 2NJ, ,
Removal of 2x false chimneys on block of no. 71, 73, 75 and 77 Barncroft Drive.
The Limes (Lindfield) Management Company Limited**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

None.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council: No objections.

INTRODUCTION

This application seeks planning permission for the removal of two false chimneys located on a block of flats at Nos 71, 73, 75 and 77 Barncroft Drive in Lindfield.

RELEVANT PLANNING HISTORY

08/02903/FUL. Residential development of 120 dwellings, including affordable housing, with associated access, structural landscaping and open space. Approved January 2009.

SITE AND SURROUNDINGS

Nos 71, 73, 75 and 77 Barncroft Drive are located in an angled corner building within a residential estate off Newton Road. The properties are located within the Built up Area boundary of Lindfield.

APPLICATION DETAILS

The existing building contains 4 flats arranged to appear as an angled row of terraced properties. Currently there are false chimney stacks at each end of the building, sited on the end gables of the angled roof. These are wrapped in tarpaulins to avoid issues of water egress.

The application form states that the two chimney features are not structural or load bearing, being purely aesthetic. The application states that the two chimneys have been the cause of water ingress into the top floor flats at Nos 73 & 75 for many years. As repair works have not eradicated the problem, the applicant (an Estate Management Company) considers there is no other option other than to remove them to prevent further damage to the flats. The proposal is to remove the chimneys to roof level and then tile over and make good the roofline in their place.

The application has been accompanied with a Planning Statement, which confirms the following:

- The chimneys are of a fibreglass construction that sits directly on top of the timber roof frame and is screwed down to the rafters.
- the chimneys can easily be removed without altering any of the roof construction, as they are purely cosmetic. The removal will lessen the overall weight on the roof.

- Experience based advice has been given by roofing contractors and it is highly recommended that the chimneys are removed, in order to solve all water ingress issues.
- the works would require the following:
 - Remove tiles and ridges from around chimneys, set aside for re-use.
 - Unbolt chimneys from timber rafters and remove chimney.
 - Fix new timber rafters as required.
 - Lay vapour permeable felt to rafters.
 - Fix 25 x 38 mm tanalised battens with 65 mm galvanised nails.
 - Lay new concrete plain roof tiles to area where chimneys have been removed (to match existing).
 - Make good top of gable ends with remix mortar.
 - Fix new ridge tiles with Dry Ridge System as required.

The application has been supported with plans to show the chimneys in place and removed.

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 Lindfield 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

Site Allocations Development Plan Document

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

Lindfield and Lindfield Rural Neighbourhood Plan (made 2016)

No relevant policies.

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPB1 - Character and Design

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)

ASSESSMENT

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

- Design and Impact upon the street scene
- Impact on residential amenities
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household alterations/extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

The application seeks to address a design issue caused by the inclusion of two false chimneys on a set of flats. Forming part of the original building construction the chimney features have leaked, which has resulted in internal damage from water egress.

An inspection of the various properties in close proximity to the site reveals that some of the dwellings have similar chimney additions and others do not, and there are a variety of different building style across the estate.

Whilst it is regrettable that the chimney features are proposed to be removed, it is considered that they are only decorative and not functional. It is considered that the loss of this roof feature will not adversely affect the overall character or appearance of the buildings within the wider street scene.

This proposal would not be harmful to the street scene and is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are the neighbouring houses at Nos 67, 79, 80 and 82 Barncroft Drive, which is sited to either end of the building and on the opposite side of the road.

Given the siting of the chimneys it is considered that their removal will not cause significant harm to the amenities of the neighbouring residents.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposed false chimney removal and the associated repairs to the affected roof areas are considered acceptable alterations. The resulting changes to the roof are limited in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road. The proposal accords with District Plan Policy DP26 and the relevant Design Guide Principles.

It is considered that the works will not cause significant harm to the neighbouring amenities, or impact upon the privacy, outlook, daylight, sunlight and security of the neighbours. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey