

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1804	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Updates to an existing barn building including internal alterations and the addition of a new front porch. Proposals also include the conversion of an existing garage building in to a home office.		
Site:	Lywood Barn, Lindfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6SW, ,		
Validation Date	17 Jul 2025	Overall Expiry Date:	23 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	21 Nov 2025
Target Date:	11 Sep 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	21 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1804

**Lywood Barn, Lindfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6SW,
Updates to an existing barn building including internal alterations and the addition of a new front porch. Proposals also include the conversion of an existing garage building in to a home office.
Mr Hayden Pearson**

SUMMARY OF REPRESENTATIONS

No representations have been received for this application.

SUMMARY OF CONSULTEES

Environmental Protection Officer

Final Response

Following the additional information kindly supplied by the applicant, I am satisfied that the noise from the ASHP is unlikely to cause any significant adverse impact.

Conservation Officer

First Response

Lywood Barn is a curtilage listed building forming part of the historic farmstead of Great Lywood Farm. The former farmhouse to the farmstead, Great Lywood Farmhouse, is a 16th century Grade II listed building located just to the north. A second substantial barn, now known as Great Lywood Barn, is located just to the west. A further Grade II listed building, Lywood House, is a short distance to the east. There are a number of other smaller surviving former farm buildings within the grouping which may also be regarded as curtilage listed, although none of these falls within the application site.

The submitted heritage statement suggests that Lywood Barn was originally a 3 bay structure dating from 1450-1500 with opposed central barn doors to the longer elevations, and an unusual framing pattern with long passing braces, which would have been expressed externally as the framed elevations were infilled with wattle and daub, rather than covered with weatherboarding as existing. The building probably originally had a hipped, thatched roof. These three original bays survive as the western end of the existing building, and good evidence for their original construction and appearance is present. A two bay extension was later added to the eastern end of the building, and the roof structure entirely replaced and extended- this work probably took place during the first half of the 19th century, and probably closer to c. 1800. The extension was constructed using timbers reclaimed from another barn building. At this time the south aisle was added, the barn doors re-sited to the western most of the two new bays. During the 19th or early 20th centuries the passing braces and wattle and daub were largely removed, with timber cladding added externally. The single storey wing to the eastern end of the barn was added during the late 19th century, and also contains a good deal of re-used timber. The building was converted to residential use during the 1980s, including digging out and lowering of the floor level to the western end bay of the main barn.

A modern garage building and loggia are located to the south east of the barn.

The current proposals, which follow on from pre-application advice, affect both the barn and the detached garage and comprise:

- Internal alterations to the main barn at ground and first floor;
- Reinstatement of a previously existing window above the barn doors to the northern elevation;

- Addition of an entrance porch set within the southern barn doors;
- Recladding of the barn and garage;
- Replacement of the existing windows to the barn, including enlargement of two windows; and
- Conversion of the garage to part garage/part home office, with an extension to the southern end of the building to replace the existing conservatory in this position.

To consider these works in turn:

- At ground floor the proposed alterations to the plan form affect only non-historic fabric and are not considered contentious. The removal and relocation of the stair between ground and first floor is also considered unlikely to be problematic, but it would be helpful if the applicant could confirm by means of a short addendum to the heritage statement that the mezzanine floor structure affected dates entirely from when the property was converted and contains no historic fabric. At first floor however the proposal to infill the existing retained opening in the truss to the western side of the mezzanine is unacceptable in principle, notwithstanding the inclusion of a glazed window. The partially open nature of this truss is important to a retained sense of the historical proportions of the barn- no further infilling of the truss will be supported for this reason. This aspect of the proposal therefore requires reconsideration.
- The submitted Design Statement includes images which show a window was previously (post-conversion) located above the barn doors to the northern elevation of the barn - in fact, the main door opening itself was also glazed, with doors extending to the full height of both openings retained and fixed open. These images and further photos contained within the Heritage Statement suggest that there is no historic fabric surviving between the rail sitting above the original main door opening and the wall plate. The existing barn doors, which would need to be replaced, are modern, and their replacement is therefore not problematic. Given the prior existence of a glazed opening in this position, this aspect of the proposal is not considered contentious in principle.
- The addition of a porch in the position now proposed was discussed at pre-application stage. At that time, the proposal was for a larger and more visually intrusive structure which was considered to harm the appearance and potentially the historic fabric of the building. The proposal has been amended to reduce the scale of the porch, so that as submitted it has the form of a fairly minimal structure inserted within the existing barn door opening to the 19th century addition to the barn, to its southern side. Externally, the structure does not project beyond the line of the catslide roof of the adjacent aisle which flanks the doors, and will have a relatively minor impact on the external appearance of the building. Although the set back of the external glazed doors will be reduced in relation to the existing doors, which are in the position of the original barn doors behind the aisle, the structure will continue to allow the form of the opening to be appreciated. In my opinion, as amended the external form of the proposed porch is on balance acceptable. However, although it is understood (subject to detail) that there will now be no direct impact on the surrounding historic fabric of the barn door opening, the manner in which the porch enclosure projects into the internal space of the barn is in my opinion contentious, not only in terms of its impact on the original and characteristic proportions of the space, but of its awkward visual relationship with posts and curved braces to the adjacent trusses, which are significant features of the building's frame (particularly the double posts to the west of the doors). I would therefore suggest that the line of the porch enclosure is cut back so that it does not project into the internal space of the barn.
- The existing timber cladding to the barn and the garage is modern and its replacement is not considered contentious in principle. The proposed change from a black finish to a more natural colouration to match the adjacent barn to the west is unlikely to be problematic, subject to detail which could be reserved by condition.
- The existing windows to the barn are all modern and are not of any special interest- their replacement is therefore not considered problematic, subject to detail. However, as noted at pre-application stage the enlargement of window openings is considered contentious due to the domesticating impact that this will have on the appearance of the building and due to the likely associated loss of historic fabric (which is assumed, although impact on fabric is not specifically commented on in the submitted Heritage Statement). With respect to the roof window, further information would be required in terms of the associated impact on the historic roof structure- does the widening of the window result in loss of fabric, e.g. trimming of rafters?
- The conversion of the garage to part use as a home office and the associated internal and external alterations are not considered contentious, subject to detail. The replacement of the existing conservatory is not considered problematic in principle, and the replacement extension has been redesigned following pre-application consultation to include a pitched roof and Corten cladding as opposed to grey render. Although the asymmetric form of the extension and the narrow vertical

proportions of the adjacent proposed new window do not in my opinion sit particularly comfortably in the context, given the modern nature of the garage, the distance from the barn and from the listed former farmhouse, and the amendments to the roof form and cladding which do relate the structure somewhat better to the host building and the rural/agricultural setting, on balance I consider that an objection to this aspect of the proposal would be difficult to sustain.

In summary therefore, whilst many aspects of the proposal are considered acceptable, subject to detail, others are unacceptable, or require revision and/or further information in order to ensure that the special interest of the curtilage listed barn, and the setting of the adjacent listed farmhouse are preserved, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Final Response

The applicant has provided further/revised plans w.r.t. the above application demonstrating that the previous survey drawings were slightly inaccurate and that in fact the proposed porch layout to the internal side would not conceal more of the adjacent historic timber framing than is currently the case. On this basis I have no further objection to this aspect of the proposal, or to the application overall, which as revised preserves the special interest of the curtilage listed building and the setting of the adjacent farmhouse and historic farmstead. This meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of facing and roofing materials to the garage and porch extensions; material and finish to chimney flue; new cladding to barn
- Detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes to show typical examples of new windows and external doors.
- New rooflights to be flush fitting, metal framed, conservation style roof lights

PARISH COUNCIL OBSERVATIONS

Ardingly Parish Council has no objection to these applications.

INTRODUCTION

Planning permission is sought for updates to an existing barn building including internal alterations and the addition of a new front porch. Proposals also include the conversion of an existing garage building into a home office.

RECENT PLANNING HISTORY

AR/033/93 - Conversion of barn to residential dwelling - minor amendments to a previously approved scheme. Permission.
AR/034/93 - Conversion of barn to residential dwelling - minor amendments to a previously approved scheme. Permission.
AR/033/94 - Replacement of Nissen hut with garage and Calor gas enclosure. Permission.
DM/24/2953 - The addition of a new entrance porch to the rear of the existing barn. The alteration of a several windows and the addition of a new window, side door and rooflight. Withdrawn.
DM/24/2954 - The conversion of an existing garage building into a part garage, part home office building. Proposed works include the replacement of an existing conservatory with a rear extension. Withdrawn.
DM/25/1806 - Updates to an existing barn building including internal alterations and the addition of a new front porch. Proposals also include the conversion of an existing garage building into a home office. Pending determination.

SITE AND SURROUNDINGS

Lywood Barn is a detached barn that has been converted into a residential dwelling. It is a curtilage listed building forming part of the historic farmstead of Great Lywood Farm. The building is predominantly finished in black timber cladding, with lower sections of brick and stone, and a plain tile

roof. There is a detached garage to the side of the house, which has a conservatory to the rear, and there is an area of parking to the front of this building. Private amenity space is located to the south of the property.

The application site is situated outside of the built up area of Ardingly and is therefore within the countryside. It also lies within the High Weald Area of Outstanding Natural Beauty (AONB). Neighbouring houses are to the east and west, whilst field are to the south. The neighbouring dwelling to the east is Grade II listed, as is a property to the north of the site. Access to the property is gained from an access track from Lindfield Road that lies adjacent to the north of the site. This access is also a Public Right of Way (ARD/14Ar/3).

APPLICATION DETAILS

Planning permission is sought to undertake works to the house and the garage. With regards to the works to the house, internal works are proposed to the first floor and ground floor that includes the creation of a porch. It is also proposed to replace the existing windows, two of which are to be enlarged, and to re-instate a window on the northern elevation. Lastly it is proposed to re-clad the building.

With regards to the garage, it is proposed to partially convert the building to an office. This would also involve replacing the existing conservatory with a new extension. The addition is to be some 2.8 metres deep and 3.7 metres wide. A pitched roof design is proposed that would measure approximately 2.5 metres to the eaves and 3.7 metres to the ridge. It is also proposed to re-clad the garage building as well.

An associated application for listed building consent is being considered under application DM/25/1806.

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 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:

DP12 - Protection and Enhancement of Countryside
DP16 - High Weald Area of Outstanding Natural Beauty
DP26 - Character and Design
DP34 - Listed Buildings and Other Heritage Assets

Site Allocations Development Plan Document

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

There are no relevant policies.

Ardingly Neighbourhood Plan

The Ardingly Neighbourhood Plan was made on 19th March 2015.

Relevant policies:

ARD2 - A Spatial Plan for the Parish

ARD9 - Heritage Assets

Legislation

Countryside and Rights of Way Act 2000

Levelling-Up and Regeneration Act 2023

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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPC1 - Protection and Enhancement of the Countryside

DPC4 - High Weald Area of Outstanding Natural Beauty

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.

High Weald AONB Management Plan 2024 - 2029

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Impact on the High Weald Area of Outstanding Natural Beauty

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to '*take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB*'. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to '*seek to further the purpose of conserving and enhancing the natural beauty of the area when discharging their functions in AONBs*'. A similar ethos is found within The High Weald Area of

Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads 66. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

Footnote 66: English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.

Policy DP16 of the Mid Sussex District Plan relates to the AONB and states that:

'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular:

- o the identified landscape features or components of natural beauty and to their setting;*
- o the traditional interaction of people with nature, and appropriate land management;*
- o character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and*
- o the conservation of wildlife and cultural heritage'.*

This is reflected in the High Weald Management Plan and policy ARD2 of the Ardingly Neighbourhood Plan.

The application seeks to extend and alter an existing dwelling. Whilst outside of a defined built up area, it is situated within an existing pocket of development and, as such, the proposal would not form an isolated development within the wider landscape. The proposal would not have an adverse impact on the landscape quality of the AONB due to it being viewed in context with existing built form of neighbouring properties. As such the application would comply with the requirements of policy DP16 of the District Plan, policy ARD2 of the Ardingly Neighbourhood Plan, The High Weald Management Plan and paragraph 189 of the NPPF.

Design and impact upon the listed building

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states *'In considering whether to grant planning permission (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'.*

Policy DP34 of the Mid Sussex District Plan, in part, relates to listed buildings and states:

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

- o 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;*
- o 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;*

- o *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o *Special regard is given to protecting the setting of a listed building;*
- o *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric'.*

The ethos of this policy is reflected in policy ARD9 of the Ardingly Neighbourhood Plan.

Policy DP12 of the Mid Sussex District Plan relates to development within the countryside. It seeks to protect the countryside in recognition of its intrinsic character and beauty. New development should maintain or, where possible, enhance the quality of the rural and landscape character of the District.

Policy DP26 of the Mid Sussex District Plan states:

'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:

- o *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o *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;*
- o *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o *protects open spaces, trees and gardens that contribute to the character of the area;*
- o *protects valued townscapes and the separate identity and character of towns and villages;*
- o *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 DP27);*
- o *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o *positively addresses sustainability considerations in the layout and the building design;*
- o *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- o *optimises the potential of the site to accommodate development'.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.

Principle DG51 relates to rear extensions:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'.

The application relates to Lywood Barn, which is a curtilage listed barn building that has been converted to a residential dwelling. It is situated within the historic farmstead of Great Lywood Farm. Within this

group of buildings, to the north of the site is the former farmhouse, Great Lywood Farmhouse, which is Grade II listed. A further Grade II listed building, Lywood House, is situated to the east. The remaining former farm buildings within this grouping may also be considered curtilage listed, like the application property.

Lywood Barn is understood to have originally dated from 1450 - 1500 and has been extended and altered, mostly in the 19th century, until it was finally converted to a dwelling in the 1980s. A garage building is sited to the side of the house.

The application has been reviewed by the Conservation Officer. No issues have been raised regarding the re-instatement of the window on the northern elevation, re-cladding the main barn or the garage. Some concerns were raised regarding the form and design of the extension to the garage however, on balance, no objection has been raised to this aspect of the development.

With regards to the internal works and the proposed porch, concerns were raised regarding the impact to historic fabric and proportions of the of the barn. Whilst the windows are modern and are advised as being not of historic interest, issue was raised regarding the enlargement of windows and the impact of installing a new rooflight.

Revised plans and further information have been submitted, during the course of the application, to address the concerns of the Conservation Officer. Revisions have been made to the internal works, ensuring that the open part of the trusses at the first floor are retained, and to demonstrate that no historic fabric would be affected by the window works or the addition of a rooflight. Clarifications have also been provided in relation to the proposed porch, demonstrating that this addition would not conceal more of the historic timber framing than is currently the case. As such, the concerns raised by the Conservation Officer have now been addressed and no objections are remaining.

From a design perspective, it is considered that the external works would retain the overall character of the former barn building. The proposed extension to the garage, whilst unusual, would replace an existing conservatory. It is considered that the scale of the addition would be modest and of a design that would not conflict with the form and design of the existing garage building. The position of the addition is also such that it would not be visible from public vantage points. Overall the proposal would be considered acceptable in design terms and would not have a harmful impact on the wider character of the countryside.

Conditions have been recommended by the Conservation Officer in order to secure details of the materials, windows and doors as well as to ensure that the rooflights would be appropriate. These conditions are considered to be necessary and reasonable to ensure that the special interest of the listed building is preserved and to ensure a satisfactory appearance in design terms.

Impact to neighbouring amenity

Policy DP26 of the Mid Sussex District Plan states that all applicants will be required to demonstrate 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);'

The proposed extension to the garage is to replace a conservatory of a similar scale and form. Due to the distance from the neighbour to the east, it is considered that it would not result in a harmful impact to their light or outlook. No new windows are proposed that would result in any direct overlooking.

The submitted plans show that an air source heat pump is proposed to the west of the dwelling. Concern was originally raised by the Environmental Protection Officer regarding the potential for noise disturbance. A MCS 020 assessment was therefore requested to address this matter. Additional information was supplied in response to this request and the Environmental Protection Officer has confirmed that they are satisfied that noise from the air source heat pump would be unlikely to cause any significant impact.

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

In conclusion, the proposal would accord with the requirements of policies DP12, DP16, DP26 and DP34 of the Mid Sussex District Plan and policies ADR2 and ADR9 of the Ardingly Neighbourhood Plan. The application is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist