

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0506	Case Officer:	Anna Tidey
Application Type:	Listed Building Consent		
Proposal:	Addition of existing and proposed roof plan to consent DM/21/3800. Proposed roof plan to include rooflight to Food Prep area.		
Site:	Grovelands Farm, Highbrook Lane, West Hoathly, East Grinstead, West Sussex, RH19 4PL, ,		
Validation Date	26 Feb 2025	Overall Expiry Date:	4 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Apr 2025
Target Date:	23 Apr 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	23 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0506

**Grovelands Farm, Highbrook Lane, West Hoathly, East Grinstead, West Sussex, RH19 4PL,
Addition of existing and proposed roof plan to consent DM/21/3800. Proposed roof plan to
include rooflight to Food Prep area.
Mr And Mrs Davies**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: Grovelands Farm is a Grade II listed former farmhouse, dating from the C17th and located in a rural position to the south of Sharpthorne. Planning permission and listed building consent were granted in 2022 for construction of a small pitched roof extension adjacent to a converted former barn attached to the north of the house. The current proposal is in effect for an amendment to this approval to include a rooflight to the inward (towards the barn elevation) facing slope of the pitched roof. This proposal should have only a very minimal impact on the appearance of the extension from surrounding viewpoints is not considered contentious.

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

TOWN/PARISH COUNCIL OBSERVATIONS

West Hoathly Parish Council: No objections.

INTRODUCTION

This application seeks Listed Building Consent for an amendment to add a rooflight into the roofline of an extension which was approved under Listed Building Consent DM/21/3800 at Grovelands Farm, Highbrook Lane, West Hoathly.

Works to dig the foundations have commenced on site for the construction of the approved extension.

RELEVANT PLANNING HISTORY

DM/25/0646. Non material amendment to DM/21/3799 for the removal of the following wording - amended plans received 04.04.22. Approved April 2025.

DM/25/0522. Variation of condition 2 of planning application DM/21/3799 - to amend the approved plans to include a roof plan. Yet to be determined.

DM/24/1625. Discharge of planning condition numbers 4 and 5 relating to householder application DM/21/3799. Approved August 2024.

DM/24/1624. Discharge of planning condition numbers 2 and 3 relating to Listed Building application DM/21/3800. Approved August 2024.

DM/21/3800. Single storey extension to the existing dwelling and refurbishment works - Amended Plans received 04.04.2022. Approved May 2022.

DM/21/3799. Single storey extension to the existing dwelling and refurbishment works. Approved May 2022.

SITE AND SURROUNDINGS

Grovelands Farm is located in an open rural situation on the western side of Highbrook Lane to the south of West Hoathly, within the High Weald Area of Outstanding Natural Beauty.

The Grade II Listed brick and tile hung farmhouse on this site is connected to a brick and wooden clad barn, which contains attached ground and first floor living accommodation. The barn is located to the north east of the main dwelling and is viewed from the approach driveway serving the farmhouse and its associated outbuildings.

The domestic accommodation sited within the barn is internally linked via the utility room off the kitchen at ground floor level and includes a large ground floor lounge and an adjoining gym/storage area. At first floor level there are two bedrooms, each with ensuite bathrooms and a study, served off a shared hallway.

APPLICATION DETAILS

Listed Building Consent was granted under DM/21/3800 for works to extend and alter the barn attached to Grovelands Farmhouse with the addition of a 5.65m wide by 3.7m deep (approx.) single storey addition on the eastern facing elevation of the barn to create a food preparation room off the existing utility room and kitchen.

The current application has been submitted to accompany application DM/25/0522, which seeks to vary condition 2 of planning application DM/21/3799 to amend the approved plans to include a roof plan.

The application has been accompanied by a Supporting Planning and Heritage Statement, from October 2021, which dates back to the original application submission. There is also a supporting statement which confirms the following:

'The proposed roof plan includes a rooflight on an internal facing roof slope. The rooflight has been specified to be low profile and similar in appearance to those existing in the adjacent Utility area. The proposed, (and existing) rooflights cannot be seen on any elevation.'

The current application is for Listed Building Consent to include a single 1.2m wide by 0.9m high low profile rooflight, sited within the inner facing roof slope of the new extension. The application has been supported with an amended roof plan to show the detailed siting of the rooflight.

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, the West Hoathly Neighbourhood Plan and Site Allocation Development Plan Document (DPD).

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.

The following policies are considered relevant when considering this application:

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

West Hoathly Neighbourhood Plan - made on 16 April 2015

No relevant policies.

Site Allocations Development Plan Document

Mid Sussex District Council adopted its Site Allocations Development Plan Document on 29th June 2022. The Site Allocations DPD identifies sufficient housing sites to provide a five year housing land supply to 2031 and also makes sure that enough land is allocated to meet identified employment needs.

There are no policies deemed relevant to this application.

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 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.

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)

ASSESSMENT

This application seeks Listed Building Consent for a minor amendment to the approved extension.

The original determination to permit the extension took into account the aims of District Plan Policy DP34 and the relevant NPPF guidance.

District Plan Policy DP34 requires development to protect listed buildings and their settings, and states:

'The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.'

The NPPF states that 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. Paragraphs 207-210 of the NPPF regarding 'Proposals affecting heritage assets' are also relevant.

The detailed advice and guidance of the Council's Conservation Officer has been sought on this application. She supports the proposal, which she finds acceptable. She is of the opinion that this proposal would have minimal impact on the appearance of the extension from surrounding viewpoints.

The change to the approved scheme will preserve the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

CONCLUSION

It is considered that the proposed roof light addition will preserve (and will not cause harm to) the special interest of the listed building at Grovelands Farm and will not harm the character of its setting. The proposal is thereby considered to comply with Policy DP34 of the District Plan, the relevant paragraphs of the NPPF, and Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and therefore it is recommended that Listed Building Consent is granted for this application.

Decision: Permission

Case Officer: Anna Tidey