

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1794	Case Officer:	Emily Wade
Application Type:	Listed Building Consent		
Proposal:	Replacement of existing roof coverings (pitched and flat) and rainwater goods, replacement and repair of the existing windows, masonry repairs and replacement hanging tiles, other fenestration works including oak framing and chimney repairs, along with internal plaster replacement works.		
Site:	Walstead House, Great Walstead School, East Mascalls Lane, Lindfield, Haywards Heath, West Sussex, RH16 2QL,		
Validation Date	21 Jul 2026	Overall Expiry Date:	28 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Sep 2026
Target Date:	15 Sep 2026	Recommending Officer Signature:	<i>Emily Wade</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	15 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1794

Walstead House, Great Walstead School, East Mascalls Lane, Lindfield, Haywards Heath, West Sussex, RH16 2QL

Replacement of existing roof coverings (pitched and flat) and rainwater goods, replacement and repair of the existing windows, masonry repairs and replacement hanging tiles, other fenestration works including oak framing and chimney repairs, along with internal plaster replacement works.

Mr Lance Brown

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

N/A.

TOWN/PARISH COUNCIL OBSERVATIONS

No response to date.

INTRODUCTION

Walstead House is a Grade II listed building, a former farmhouse, located in a rural position outside Lindfield. The building, which dates from the late 16th or early 17th century, is part of a historic farmstead, with surviving farm buildings grouped around a yard to the north of the house. These include a Grade II listed 18th century barn. Both buildings are now part of the campus of Great Walstead School. The current proposal is for a scheme of repairs and minor alterations to the farmhouse, externally and internally.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

Walstead House is a Grade II listed building, a former farmhouse, located in a rural position outside Lindfield. The building, which dates from the late 16th or early 17th century, is part of a historic farmstead, with surviving farm buildings grouped around a yard to the north of the house. These include a Grade II listed 18th century barn. Both buildings are now part of the campus of Great Walstead School.

APPLICATION DETAILS

The current application proposal is for a scheme of repairs and minor alterations to the exterior and interior of the building, including repairs to the exposed timber frame to the north and east elevations, with some localised replacement of timbers, reinstatement of infill fabric with new brick to match as necessary and internal replastering, strapping of floor joists as necessary, reroofing to include installation of breathable insulation, replacement of roof windows, repair and partial replacement of hanging tiles, replacement of flat roof covering to an extension to the southern side of the building and to a dormer window with rolled lead, chimney stack repairs including repointing and new leadwork, removal of the existing gypsum plaster finish to the ground floor sitting room, repointing and repair of underlying brickwork prior to replastering, replacement of two attic windows to the southern elevation, replacement of rainwater goods with black powder coated cast iron goods, repairs to a lintel to the north end of the east elevation, and replacement of a modern door to the same elevation.

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:

Policy DP34 of the District Plan relates to listed buildings and other heritage assets. However, this is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to the relevant policies within Chapter 20 of the NPPF.

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

No relevant policies.

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

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) (August 2026)

Policies HE4: Securing the conservation of heritage assets, HE5: Assessing effects on heritage assets and HE6: Proposals affecting designated heritage assets, are relevant in the determination of this application.

Policy HE4 states:

'1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

*a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.*

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.'

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant listed building consent for any works the local planning authority or 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.'

ASSESSMENT

The current application, which follows on from a structural survey by conservation-accredited surveyors, is for a suite of repairs and minor alterations to the listed farmhouse. The repair works are considered to be justified by the condition of the building and to be sympathetic in their extent and nature, including the proposed methodology and materials. The proposed minor alterations, including the installation of breathable insulation to the roof, replacement of existing rooflights with conservation style rooflights, replacement of two possibly 19th century windows which are considered to be beyond repair, and replacement of a modern door with a new door of a more sympathetic design, are all considered to preserve or in some instances enhance the special interest of the building, and/or to promote its ongoing beneficial use.

Subject to detail to be reserved by condition, the proposal is therefore considered to preserve the special interest of the listed building and the setting of the adjacent listed barn. This meets the requirements of NPPF policies HE4-HE6, as well as District Plan Policy DP34.

PLANNING BALANCE AND CONCLUSION

It is recommended that listed building consent is granted.

Decision: Permission

Case Officer: Emily Wade