

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3040	Case Officer:	Katherine Williams
Application Type:	Listed Building Consent		
Proposal:	Proposed demolition of modern farm buildings. Extension and conversion of existing barn to dwelling house. Conversion of existing stable building to ancillary accommodation. Construction of replacement stables, games room, outbuilding, storage outbuilding and bike and bin store.		
Site:	West House Farm, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9DE, ,		
Validation Date	27 Nov 2025	Overall Expiry Date:	2 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Oct 2026
Target Date:	22 Jan 2026	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	5 Oct 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3040

**West House Farm, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9DE,
Proposed demolition of modern farm buildings. Extension and conversion of existing barn to dwelling house. Conversion of existing stable building to ancillary accommodation. Construction of replacement stables, games room, outbuilding, storage outbuilding and bike and bin store.
Mr Edward Owens**

LETTERS OF REPRESENTATION

None received

SUMMARY OF CONSULTEES

MSDC Conservation Officer - No objection, recommend conditions

PARISH COUNCIL OBSERVATIONS

No objection

INTRODUCTION

The application seeks listed building consent for the demolition of modern farm buildings. Extension and conversion of existing barn to dwelling house. Conversion of existing stable building to ancillary accommodation. Construction of replacement stables, games room outbuilding, and a bike, bin and storage outbuilding.

RELEVANT PLANNING HISTORY

DM/25/2998 - Construction of rear single-storey extension, external and internal alterations, general repair and conservation works to main house. Demolition of existing outbuilding and construction of replacement carport building. Granted

DM/25/2998 - Construction of rear single-storey extension, external and internal alterations, general repair and conservation works to main house. Demolition of existing outbuilding and construction of replacement carport building. Granted

DM/25/3028 - Proposed demolition of modern farm buildings. Extension and conversion of existing barn to dwelling house. Conversion of existing stable building to ancillary accommodation. Construction of replacement stables, games room outbuilding, and a bike, bin and storage outbuilding'. Under Consideration

SITE AND SURROUNDINGS

The application property is located off the western side of Henfield Road, within the countryside, and is accessed by an extended private driveway.

The property consists of a collection of barns and equestrian buildings and facilities. The main barn is a 18th century Grade II listed weather boarded barn with open barns on either side and enclosed paddock to the rear.

The access to the property extends to the northern side of a Grade II listed building which dates back to the late 18th early 19th century and consists of a brick-built farmhouse.

There are a number of footpaths within the locality which provides public views of the proposal, including a footpath that runs parallel with the access drive from Henfield Road, crosses the driveway and extends along the northern boundary of the site and then along the northern side of the haybarns at the far west of the site.

APPLICATION DETAILS

The proposed conversion of the existing barn would create a 4-bed 8 person dwellinghouse. This would be created by the demolition of the existing barns and stables to either side of the barn and the

construction of two single storey extensions to create wings to accommodate the proposed bedrooms along with a mezzanine area to the western side of the original barn. The extensions to the barn would largely follow the footprint of the buildings that would be replaced, with pitched hipped roof forms. The alterations to the barn would also include new and altered openings.

The existing block of 3 No. stables would be converted to form an annexe to be used in association with the proposed barn conversion. This conversion would also include replacement of the stable doors for 2 No windows and doors and with the removal of the front roof canopy.

The stable and barn building to the west would also be replaced by building to be used a gym/games, office and shower rooms incidental to the proposed dwelling. The building would have a depth and length of some 4.7 metres and 11.4 metres with a pitched hipped roof form.

To the north of this building would be a bike and bin store which would have an open front design with a pitched hipped roof.

The barn adjacent to the western boundary of the site would be replaced by a stable block to contain 4 No. loose boxes, a tack and feed room and external store. This building would have a depth and length of some 5.3 metres and 23.2 metres with a pitched hipped roof.

The proposed extensions, proposed games building and replacement stables would have a timber frame, brick plinth, weatherboarding and clay tiles.

LEGAL FRAMEWORK AND LIST OF POLICIES

DISTRICT PLAN (adopted March 2018)

Relevant policies:

DP34 - Listed Buildings and Other Heritage Assets

Albourne Neighbourhood Plan (made September 2016)

No relevant policies

Mid Sussex Site Allocations Document (DPD)

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.

Other Legislation

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 is currently at Examination with initial hearings held in February/March 2026. The Council has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 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:

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)

ASSESSMENT

The LPA is under a duty by virtue of s.16(2) of the Listed Building and Conservation Area (LBCA) Act 1990 (Decision on application): *'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.'*

Policy HE4 of the NPPF relates to the key principles of securing the conservation of heritage assets, and in part states:

'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.

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.'

Policy HE5 relates to assessing the effects on heritage assets and states:

'Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have no effect on the significance of a heritage asset; or

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of a heritage asset. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.'

Policy HE6 relates to impact of proposals on designated heritage assets, and states:

1. *When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.*
2. *Development proposals which would have a positive effect on a designated heritage asset should be supported.*
3. *Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.*
4. *Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.'*

Policy DP34 of the District Plan relates to listed buildings and other heritage assets, however this policy is materially inconsistent with the policies of the NPPF and therefore has very limited weight.

Principle DG11 of the Mid Sussex Design Guide states: *'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.'*

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric.

There may be potential to introduce a new character / development form and massing (refer to chapter 5):

- On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.*

- In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.'*

The Council's Conservation Officer has been consulted on the application and following amendments and additional information raises no objection to the proposal and has made the following final comments:

'A further statement has been provided by the applicant which seeks to set out more clearly the costings relating to the development, and also responds to the changed policy context in light of the recent publication of the new NPPF. The further explanation of the costings is helpful in aiding understanding of the table previously provided. In addition, and importantly in the consideration of these applications, the new NPPF removes the concept of 'optimum viable use' in favour of securing the long-term reuse of a vacant or underused listed building. In my opinion, in light of the further information and this changed policy context the proposed conversion of the barn to a separate residential use can now be supported.

Revised plans have also been received which include further amendments to the design of the scheme, and further information on the design and placement of the insulation to the walls and roofs of the historic buildings forming part of the site. The amendments made include reductions in the number and scale of new window openings to the barn, making better use of the existing openings as suggested in previous comments. The proposed insulation detail confirms that the framework to the walls and roof of the barn, and to the roof of the stables, will remain partly exposed to view, preserving this important aspect of the internal character of the buildings concerned.

Subject to detail which can be reserved by condition the proposal is therefore considered to meet the requirements of the new NPPF and of District Plan Policy DP34.'

The proposal would result in the change of use of the existing barn to form an independent residential property along with accompanying outbuildings, by the replacement of conversion of existing buildings. The barn would be extended as part of the proposal; the extensions would be located in a similar position to barns and stables which are positioned adjacent to the listed barn. These extensions would accommodate the bedrooms, bathrooms and utility room for the proposed dwelling which would allow the original open layout and form of the listed barn to remain and to be appreciated.

The proposed conversion and replacement outbuildings would retain the rural setting of the barn and the contribution it makes to the settings of the listed building.

It is therefore considered that the proposal would preserve the significance and special interest of the listed barn in accordance with policy DP34 of the District Plan and policies HE4, HE5 and HE6 of the NPPF.

CONCLUSION

The special interest of the building will therefore not be harmed by the works. As a result, the proposal complies with policy DP34 of the District Plan, as well as the requirements of both the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Decision: Permission

Case Officer: Katherine Williams