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**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**PERMISSION**

**REFERENCE: DM/25/3040**

**DESCRIPTION: 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.**

**LOCATION: WEST HOUSE FARM, HENFIELD ROAD, ALBOURNE, HASSOCKS**

**DECISION DATE: 5 OCT 2026**

**CASE OFFICER: KATHERINE WILLIAMS -  
KATHERINE.WILLIAMS@MIDSUSSEX.GOV.UK**

The Council hereby notify you that they **GRANT LISTED BUILDING CONSENT** for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The works to which consent relates shall be begun not later than 3 years from the date of this consent.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No development shall be undertaken until samples of materials and finishes to be used for external walls and roofs have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan.

4. No development shall be carried out unless and until detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, of the mezzanine structure within the barn, and include the relationship with the retained historic timber frame of the building, have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To preserve the special character of the building for the future and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

5. No development shall be carried out unless and until a detailed methodology, including as appropriate annotated drawing, a schedule of works and materials schedule, for the works of repair to the barn and stable have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To preserve the special character of the building for the future and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

6. No development shall be carried out unless and until detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following works have been submitted to and approved by the Local Planning Authority:
  - o New windows, internal and external doors. Your drawings should as appropriate show the relationship with surrounding retained historic fabric, depth of reveal, and glazing bar detail.
  - o New external shutters
  - o Typical eaves detail to extensions and new buildings
  - o Rooflights to the barn, to show relationship with retained historic fabric, and profile in relation to surrounding roofslope

The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To preserve the special character of the building for the future and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031

7. The proposed new rainwater goods and other external pipes work, including soil stacks, shall be painted metal.

Reason: To safeguard the special character of the heritage asset and to comply with Policy DP34 of the Mid Sussex District Plan.

## INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

| Plan Type                          | Reference      | Version | Submitted Date |
|------------------------------------|----------------|---------|----------------|
| Existing Floor and Elevations Plan | 2412WE_R5_101  |         | 20.05.2026     |
| Existing Floor and Elevations Plan | 2412WE_R5_102  |         | 20.05.2026     |
| Existing Floor and Elevations Plan | 2412WE_R5_103  |         | 20.05.2026     |
| Existing Floor and Elevations Plan | 2412WE_R5_104  |         | 20.05.2026     |
| Sections                           | 2412WE_R5_800  |         | 20.05.2026     |
| Sections                           | 2412WE_R5_801  |         | 20.05.2026     |
| Sections                           | 2412WE_R5_802  |         | 20.05.2026     |
| Sections                           | 2412WE_R5_803  |         | 20.05.2026     |
| Sections                           | 2412WE_R5_E+W  |         | 20.05.2026     |
| Sections                           | 2412WE_R5_F1-2 |         | 20.05.2026     |
| Sections                           | 2412WE_R5_F3+4 |         | 20.05.2026     |
| Sections                           | 2412WE_R5_N+S  |         | 20.05.2026     |

|                                    |                   |     |            |
|------------------------------------|-------------------|-----|------------|
| Sections                           | 2412WE_R5_<br>RFP |     | 20.05.2026 |
| Existing and Proposed Elevations   | 2412WE_R5_<br>206 |     | 20.05.2026 |
| Existing and Proposed Elevations   | 2412WE_R5_<br>205 | 001 | 20.05.2026 |
| Existing and Proposed Elevations   | 2412WE_R5_<br>207 |     | 20.05.2026 |
| Existing and Proposed Elevations   | 2412WE_R5_<br>204 | 001 | 20.05.2026 |
| Existing and Proposed Floor Plan   | 2412WE_R5_<br>203 | 001 | 20.05.2026 |
| Block Plan                         | 2412WE_R5_<br>001 |     | 20.05.2026 |
| Location Plan                      | 2412WE<br>_R5_000 |     | 20.05.2026 |
| Proposed Floor and Elevations Plan | 2412WE_R5_<br>211 |     | 20.05.2026 |
| Proposed Floor and Elevations Plan | 2412WE_R5_<br>210 | 001 | 20.05.2026 |
| Block Plan                         | 2412WE_R5_<br>002 |     | 20.05.2026 |
| Proposed Floor and Elevations Plan | 2412WE_R5_<br>212 |     | 20.05.2026 |



Eric Owens  
Interim Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PELBCZ

## **APPEALS TO THE SECRETARY OF STATE**

### **Notes for Applicants**

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice \*(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.uk.

- \* If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.\*
- \* If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.\*

