

Internal alterations, new wood burning stove installed with flue fed to external south elevation of main dwelling; and installation of 2no. conservation roof lights to rear roof slope; and conversion of detached outbuilding to provide self-contained ancillary accommodation at

Lime Grove Barn, Cuckfield Road, Ansty, West Sussex, RH17 5AJ

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1 Introduction

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- 1.1 This Planning and Heritage Statement is submitted in support of an application which seeks both householder planning and listed building consent for a proposed scheme of development at Lime Grove Barn, Cuckfield Road, Ansty, West Sussex, RH17 5AJ. The proposed works are described as:

‘Internal alterations, new wood burning stove installed with flue fed to external south elevation of main dwelling; and installation of 2no. conservation roof lights to rear roof slope; and conversion of detached outbuilding to provide self-contained ancillary accommodation’

- 1.2 The statement is split into the following sections: Section 2 describes the site; Section 3 summarised the sites planning history; Section 4 describes the proposed scheme of development; Section 5 cites all relevant planning guidance and policies; Section 6 provides a comprehensive planning assessment before Section 7 draws the conclusion.

- 1.3 This statement should be read alongside the Application Form and Proposed Scheme Drawing Set.

2 **Site Description**

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- 2.1 The application site comprises Lime Grove Barn, a Grade II listed building located on the west side of Cuckfield Road within the countryside, approximately 0.7 miles south of the village of Ansty. The application property has previously been converted to provide a residential dwelling whilst maintaining the character and appearance of the original agricultural barn. The property is set back from the highway with mature front boundary planting – which partly obscures it from public view.
- 2.2 The main portion of the barn has a two-storey form with pitched barn hip roof with a front catslide roof slope with pitched roof single-storey front and rear projections. The barn is constructed in brick with portions of black timber weatherboarding, plain roof tiles and black timber fenestration. The rear projection is of the same construction. Immediately adjacent to the rear projection is a detached, albeit it is so close that it appears as attached, single-story pitched roof outbuilding which has historically been used for ancillary storage since the barn was converted in the mid-1990's.
- 2.3 The surrounding area is characterised by loose knit sporadic development which largely consists of residential properties interspersed by large areas of open fields and woodland – all of which contribute to the locality's rural character. To the west of the property lies the Grade II listed Legh Manor. Legh Manor benefits from an in-out access immediately north of the application property. The unlisted Legh Manor Barn occupies the plot immediately to the south of the application site.

3 Planning History

3.1 According to the District Council's online planning register, the application site has a relatively short planning history which dates back to 1995. The following represents a summary of the applications.

CD/041/95 - Conversion of a 2 storey barn and single storey outbuilding to a residential annexe to Leigh Manor including the demolition of a garage. Granted.

CD/040/95 - Conversion of 2 storey barn and single storey outbuilding to a single residential dwelling including demolition of a garage. Withdrawn.

DM/19/0846 - Existing Lawful Development Certificate to regulate the use of the converted barn as an independent dwelling house. Granted.

DM/20/0524 - Partially retrospective approval for works carried out at in relocating the existing kitchen into utility room. Removal of the existing kitchen units within the main barn area. Painting of all external window frames to the property in black, from their current light brown wood stain. Granted.

DM/20/2609 - Retrospective application for the erection of a 1.8m close boarded fence to the western boundary (within the curtilage of a listed building). Granted.

DM/22/0530 - Internal alterations, new wood burning stove installed with flue fed to external South elevation. Installation of 2 No. conservation roof lights to rear roof slope (Amended plans received 10/06.2022 and 14/06/2022). Granted.

DM/22/0531 - Internal alterations, new wood burning stove installed with flue fed to external South elevation. Installation of 2 No. conservation roof lights to rear roof slope (Amended plans received 10/06.2022 and 14/06/2022). Granted.

4 Proposed Development

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- 4.1 The proposed scheme of development includes for internal and external alterations to both the main barn and the detached outbuilding - which immediately abuts the barn's rear projection.
- 4.2 To the main barn, it is proposed to undertake remove a non-original raised platform from within one of the first-floor bedrooms, install a new wood burning stove with flue fed to the barn's external south elevation; and the installation of 2no. conservation roof lights to the rear roof slope.
- 4.3 To the outbuilding, the following scheme of works are proposed to be undertaken to facilitate its conversion from ancillary storage to provide occupiers of the barn with a self-contained annexe:
- Lower 2no. window cills on the front (south) elevation by three brick courses and install 2no. replacement windows to mirror the design of those in the host building;
 - Remove 1no. window and non-original brick courses and reinstate the door opening in the front (south) elevation with French doors to mirror the design of those in the host building;
 - Remove 1no. door and 1no. window on the end (west) elevation and replace with 1no. door and 1no. window to mirror the design of those in the host building;
 - Install conservation-style rooflights into 4no. existing openings in the south-facing roof slope and introduce a further 2no. conservation-style rooflights in same;
 - Install studwork within both of the outbuilding's rooms to facilitate the provision of a double bedroom, storage cupboard within the entrance hall and bathroom; and
 - Remove an existing hatch (and the brickwork beneath) which links the outbuilding's two rooms with a set of double doors to provide a link from the bedroom to the bathroom.

5 Planning Policy

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the development plan comprises the following guidance and policies.

5.2 At the national level, regard must be had to the *National Planning Policy Framework (NPPF) 2024* as it sets out Central Government's planning policies for England and describes how the policies are expected to be applied by Local Planning Authorities when plan-making and decision-taking.

National Planning Policy Framework 2024

5.3 *National Planning Policy Framework (NPPF)* paragraph 10 states that in order for sustainable development to be pursued in a positive way, '*...at the heart of the Framework is a presumption in favour of sustainable development*'. NPPF paragraph 11 builds on this overarching aim by stating that '*For decision-taking this means:*

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination*'.

5.4 In addition to Chapter 2 (Achieving sustainable development), from which the above paragraph is taken, the following NPPF chapters are directly applicable to the assessment of the proposed development. The relevant parts of each will be referred to within the assessment that follows.

- 4 Decision-making
- 11 Making effective use of land

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- 15 Conserving and enhancing the natural environment
 - 16 Conserving and enhancing the historic environment

5.5 At the local level, due regard should be had to policies contained within the adopted *Mid Sussex District Plan 2018*. The following list includes those policies which are considered most applicable to the assessment of the proposed scheme of development.

Mid Sussex District Plan 2014-2031

- DP12 Protection and Enhancement of Countryside
- DP26 Character and Design
- DP34 Listed Building and Other Heritage Assets

5.6 In addition to relevant paragraphs within the aforementioned NPPF chapters and adopted policies within the Mid Sussex District Plan, due regard should also be had to the following *Mid Sussex Design Guide Supplementary Planning Document 2020* principles:

- DG11 - Respond to the existing townscape, heritage assets and historic landscapes
- DG52 - Loft conversions and roof extensions
- DG53 - Principles for conversions of traditional buildings with heritage value

6 Planning Assessment

6.1 This section considers the scheme's acceptability by assessing it against the requirements of the aforementioned planning framework, local policies and supplementary guidance - whilst also taking into consideration relevant material considerations. The main issues for consideration include:

- Principle of development
- Impact on the countryside
- Impact on the listed building
- Impact on neighbouring amenities
- Biodiversity net gain

Principle of development

6.2 NPPF paragraph 7 is overarching in the sense that it states that *'The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner'*.

6.3 Chapter 11 of the NPPF discusses making effective use of land. It states that *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'*. Paragraph 125 states that *'Planning policies and decisions should:*

e) promote and support the development of under-utilised land and buildings...'

6.4 The proposed scheme includes for alterations to an existing dwelling and also seeks to make far more effective use of an existing under-utilised outbuilding with the residential curtilage. Accordingly, the principle of the proposed scheme of development is considered acceptable.

Impact on the countryside

6.5 NPPF paragraph 187 states that *'Planning policies and decisions should contribute to and enhance the natural and local environment by...'*, for example, *'(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits...'*

6.6 District Plan Policy DP12 echoes this national objective and states that:

‘The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan’.*

6.7 By virtue of the proposed scheme of development only requiring alterations to be made to existing buildings, where there will be no change of use, it is respectfully argued that the quality of the District’s rural and landscape will in no way be harmed, but successfully maintained and enhanced.

6.8 With regards to the second part of the policy, whilst the proposed scheme of development would not be necessary for the purposes of agriculture, it is important to recognise that, as will be shown in the following paragraphs, the proposal is offered clear support by other policies with the Plan.

6.9 Accordingly, subject to it being sufficiently demonstrated in the following paragraphs, it is respectfully argued that the proposed scheme will not have an adverse impact on the countryside.

Impact on the listed building

6.10 NPPF paragraph 210 states that *‘In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;...’*

6.11 Paragraph 212 further 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 (and the more important the asset, the greater weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.*

6.12 District Plan Policy DP26 states that *'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:*

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- 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;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area; • protects valued townscapes and the separate identity and character of towns and villages;*
- 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);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- 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;*
- optimises the potential of the site to accommodate development.*

6.13 District Plan Policy DP34 states that *'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:*

- 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;*
- 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;*

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- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
 - *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;*
 - *Special regard is given to protecting the setting of a listed building;*
 - *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.'*

6.14 Also applicable to the assessment of the proposed scheme's impact on the listed building are the following Mid Sussex Design Guide Supplementary Planning Document 2020 principles:

- DG11 - Respond to the existing townscape, heritage assets and historic landscapes
- DG52 - Loft conversions and roof extensions
- DG53 - Principles for conversions of traditional buildings with heritage value

6.15 Lime Grove Barn is a Grade II listed building dating from the 18th century. The list description describes it as a stables with hayloft above and a one storey wing to the east- we have little further detail within the submitted heritage statement, and no historic building survey. Consent was granted for the conversion of the building in 1995. The building is located in close proximity to Legh Manor, a Grade II listed building dating originally from 1540-1550 and restored by Lutyens in 1917. This building was originally the dower house for the nearby, now lost, manor house, but became successively a farmhouse and later a country residence. The farmstead associated with the farm included Lime Grove Barn, and it is recognised that the buildings have group value.

6.16 The proposed internal alterations; installation of new wood burning stove and associated external flue to the south elevation and; installation of 2no. conservation roof lights to rear roof slope are identical in every respect to the works that were approved under application reference numbers DM/22/0530 and DM/22/0531. These consents were not implemented and have now lapsed.

6.17 The proposed works that are required to be undertaken to the outbuilding in connection with its conversion to provide ancillary residential accommodation are considered to be minimal. Internally, other than a small amount of stud partition work and the removal of a small section of brick wall between the outbuilding's two spaces, no other internal alterations are required.

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- 6.18 Externally, the scheme proposes to utilise 4no. small existing openings in the outbuilding's south-facing roof and install conservation-style rooflights within. It is also proposed to introduce a further 2no. openings in the same roof slope in order to allow sky light to penetrate all parts of the building. It is also proposed to remove all unoriginal sections of facing brickwork and fenestration and replacing them with fenestration to match that of the host property in style, materials and colour.
- 6.19 The existing outbuilding offers very little in terms of historical significance and is also devoid of any significant historical features. On this basis, it is argued that the proposed scheme of works to the outbuilding will not have an unacceptable impact on its heritage value. On the contrary, it is argued that the proposed works will serve to enhance its setting and respect its wider heritage setting.
- 6.20 Accordingly, the proposed scheme of works to both the main barn and its outbuilding will successfully safeguard this heritage asset's historical and architectural qualities.

Impact on residential amenities

- 6.21 District Policy DP26 (cited in full above) states that, amongst other things, *'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);'*

- 6.22 Also applicable to the assessment of the proposed scheme's impact on residential amenities are the following principles:

- DG45 - Privacy of existing and future residents
- DG47 - Provide homes with sufficient daylight and sunlight

NB. It is understood that DG47 typically only applies to new residential dwellings.

Notwithstanding this, it is considered a useful reference to this assessment.

- 6.23 To the south of the application site lies Legh Manor Barn which is approximately 9.0 metres from the application dwelling and separated on the shared boundary by a 1.8 metre close boarded fence

and a mature hedge which extends approximately 1.0 further in height than the boundary fence. To the west, approximately 70.0 metres from the application site lies Legh Manor.

- 6.24 Accordingly, it is considered that given the particularly modest nature of the proposed scheme of works and the separation distances etc to neighbouring residential properties, that occupiers of both Legh Manor Barn and Legh Manor will not unduly suffer any unacceptable amenity impacts.

Biodiversity net gain

- 6.25 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, the proposed development is exempt from providing biodiversity net gain.

7 Conclusion

7.1 This section reflects on the merits of the development and in turn, identifies the key reasons why it is respectfully considered that the proposed scheme is entirely acceptable in planning terms.

- The proposed scheme of works to the main barn have previously been granted householder planning permission and listed building consent;
- The proposed scheme of works to the outbuilding would be appropriate to its countryside setting and make effective use of an under-utilised listed structure;
- The proposed scheme of works to the outbuilding would significantly enhance the structure's Grade II listed structure's character, appearance and setting; and
- The proposed scheme of development would not have an undue, adverse impact on the any existing neighbouring residential amenities.

7.2 The proposed scheme of development accords with all relevant policies and guidance across both levels of government. For this reason, Mid Sussex District Council as the decision-makers, are therefore respectfully invited to grant householder planning and listed building consent.

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