

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2251	Case Officer:	Caroline Grist
Application Type:	Listed Building Consent		
Proposal:	Single storey rear kitchen extension and extended rear patio. Installation of additional windows to existing front porch. Internal alterations including removal of modern fabric and installation of new first floor shower room and second floor WC.		
Site:	Walnut And Well Cottage, The Street, Bolney, Haywards Heath, West Sussex, RH17 5QW, ,		
Validation Date	5 Sep 2025	Overall Expiry Date:	10 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Oct 2025
Target Date:	31 Oct 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	31 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2251

**Walnut And Well Cottage, The Street, Bolney, Haywards Heath, West Sussex, RH17 5QW, Single storey rear kitchen extension and extended rear patio. Installation of additional windows to existing front porch. Internal alterations including removal of modern fabric and installation of new first floor shower room and second floor WC.
Emily And Richard Webster**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Conservation Officer

Walnut and Well Cottage is a Grade II listed timber framed building located within the southern part of the Bolney Conservation Area. The Cottage, which was previously two separate properties, is suggested in the submitted heritage statement to have its earliest origins as a late 16th century timber framed farmhouse- the surviving part of this building now forms the central bay of Well Cottage. This small house was extended to the north during the late 18th century. It would appear that subsequent to this during the mid-late 19th century the southern part of the early house was lost to fire (evidenced by soot blackened timbers and repairs to the extant structure) and was rebuilt in a 'revival' style to form Walnut Cottage. The two properties were united as one house during the mid 20th century.

The current proposal, which follows on from pre-application advice, is for various works including:

- Construction of a single storey rear extension;
- Enlargement of the rear patio;
- Installation of addition windows to the existing entrance porch;
- Removal of a wall within the southern end of the building at ground floor;
- Removal of modern concrete flooring to the ground floor reception room and installation of a limecrete floors;
- Reconfiguration of partitions at first floor to create an enlarged WC/shower room; and
- Installation of a WC at second floor.

To consider the proposed works in turn:

- The proposed rear extension is located to the southern end of the rear elevation and is shown as a linked pavilion. The adjacent part of the rear elevation, which has the form of a single storey lean-to outshot, would appear from the submitted Heritage Statement to be part of the Victorian reconstruction of Walnut Cottage. The fabric affected by the partial removal of the rear wall to create access to the link is therefore relatively late in date, and consequently makes a relatively low contribution to the special interest of the listed building. In this context, the removal of the wall with nibs retained to demonstrate the original extent of the lean-to is considered acceptable.

In terms of the principle of an extension to the building, it is noted from the Heritage Statement that the majority of any existing additions to the original timber framed building are likely to be themselves historic in nature (the exception being the porch to the northern end of Well Cottage). In this context, a further modestly scaled extension such as that currently proposed is considered acceptable in principle.

The proposed extension is in the form of a linked annexe, which sets the bulk of the addition slightly away from the main building by means of a largely glazed linking structure. The main annexe is also substantially glazed to the northern and western garden-facing elevations, which further reduces the

apparent scale of the additions. The annexe has a gabled roof and exposed timber framing, with other facing and roofing materials also reflecting the historic cottage. On balance, the scale, form and design of the proposed extension are therefore not considered contentious, subject to detail.

- The proposal to enlarge the rear patio adjacent to the rear extension is not considered contentious subject to detail as a significant portion of the green space of the garden is retained.
- The existing modern porch to the northern end of the building is not of any special interest, and the loss of fabric required to create the new window openings is not considered contentious. The proportions and design of these windows are shown to match an existing window to the side of the structure and are also not considered contentious.
- The wall which it is proposed to remove at ground floor is a modern partition located within Walnut Cottage, which as above is believed to be a Victorian reconstruction of the southern end of the original building. This work is not considered contentious.
- The removal and replacement of the concrete flooring to the living room with a more sympathetic breathable alternative is welcomed.
- The relocated partition at first floor will have some impact on the floor plan of the adjacent bedroom, which will be reduced. However, given the modern nature of the fabric affected and the relatively minor nature of the alteration, this work is not considered contentious. Details of the associated works to pipe runs have been provided and are considered acceptable.
- The proposed WC at second floor level does not affect historic fabric and results in only a minor impact on the room plan of the attic space. Again, a strategy for the associated pipe runs has been provided and is considered acceptable. This aspect of the proposal is therefore not considered contentious.

In summary, the proposed works are considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - o Typical examples of new windows and doors including the roof lantern to the link
 - o Typical eaves detail to link and annexe
- Details of the paving material to the extended patio

PARISH COUNCIL OBSERVATIONS

No objection subject to the support of the Conservation Officer.

INTRODUCTION

Listed building consent is sought for a single storey rear kitchen extension and extended rear patio; the installation of additional windows to existing front porch as well as internal alterations including the removal of modern fabric and installation of new first floor shower room and second floor WC.

RELEVANT PLANNING HISTORY

BK/016/79 - Construction of entrance porch at side of property. Permission.

DM/25/2250 - Single storey rear kitchen extension and extended rear patio. Installation of additional windows to existing front porch. Internal alterations including removal of modern fabric and installation of new first floor shower room and second floor WC. Pending determination.

SITE AND SURROUNDINGS

Walnut And Well Cottage is an east facing, detached, dwelling that is Grade II listed. It is a timber framed building, with sections of painted brick and tile hanging, with a tile and slate roof and casement windows. The dwelling has a porch on the northern, side, elevation. At the northern end of the garden is a detached garage building and area of hardstanding, used for parking.

The application site is located within of the built up area of Bolney and also lies within the Bolney (South) Conservation Area. To the north of the site are dwellings, the Eight Bells public house is to the south, fields are to the west and the highway is to the east. The application site directly fronts the highway.

APPLICATION DETAILS

Listed building consent is sought for both internal and external works to the dwelling. Externally it is firstly proposed to construct a single storey rear extension. This would contain the dining room and enable the kitchen to be enlarged. The extension is to have an overall depth of some 5.3 metres, of which 1.5 metres would be a link. An irregular width is proposed, which would have a maximum width of approximately 5.7 metres and minimum of 4.9 metres. The link is to be of a flat roof design with a roof lantern. The flat roof would have a height of some 2.7 metres and overall it would be 3.1 metres high. A pitched roof is proposed over the remaining area that would measure approximately 3.1 metres to the eaves and 4.5 metres to the ridge. The extension is to be partially glazed and finished in white painted brick walls. The pitched roof is to be finished in plain clay roof tiles to match the existing building.

Adjacent to the above extension, it is proposed to enlarge the existing patio along the remaining rear elevation. This would have a maximum depth of some 6.0 metres from the rear wall, some 2.3 metres deeper than the existing patio. It is to be finished in stone to match the existing.

Lastly it is proposed to install two windows within the existing porch, on the northern elevation. These are to be timber windows, with the frames painted black.

Internally it is proposed to remove a wall and replace flooring on the ground floor, re-configure partitions on the first floor and create a WC within a bedroom located in the roofspace.

An associated application for planning permission is being considered under application DM/25/2250.

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 Allocations Document (DPD) and Turners Hill 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:

DP34 - Listed Buildings and Other Heritage Assets

Site Allocations Development Plan Document (DPD)

The Site Allocations DPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Bolney Neighbourhood Plan

The Bolney Neighbourhood Plan was formally made on 21st September 2016.

There are 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 (Regulation 19) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to the majority of Policies in the draft District Plan. 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.

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) (December 2024)

ASSESSMENT

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*'.

Policy DP34 of the Mid Sussex District Plan relates, in part, to development affecting listed buildings:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o 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;*
- o 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;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*

- o 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;*
- o Special regard is given to protecting the setting of a listed building;*
- o 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'.*

The application relates to a Grade II listed building, dating from the 16th century. It was historically two properties that became a single dwelling in the 20th century. Permission is sought for a single storey rear extension, the enlargement of a patio, the addition of windows to a porch as well as internal works.

The application has been reviewed by the Conservation Officer. In terms of the rear extension, the area of the building that would be affected is advised as being part of a re-construction. As such the fabric that would be affected is relatively late in date and considered to make a relatively low contribution to the special interest of the listed building. The Conservation Officer has therefore advised that the removal of this section of wall, with nibs retained, would be considered acceptable.

With regards to the principle of extending the building the Conservation Officer has advised that, given the previous extensions are predominantly historic, a modest addition would be acceptable. The proposed extension includes a link, which sets the bulk away from the main building, and is to be substantially glazed, which would further reduce its apparent scale. The other materials to be used would reflect the main building. As such it is therefore concluded by the Conservation Officer that the extension would not be contentious, subject to detail.

In terms of the enlargement of the patio, as a large area of the garden is to be retained, no objection has been raised by the Conservation Officer. With regards to the works to the porch, this section of the building is modern and not of any special interest. The removal of fabric for the new windows is therefore not advised as being contentious and the proportions of the window would be consistent with the existing dwelling. No objection is therefore raised to this aspect of the proposal.

Internally it is advised the wall to be removed on the ground floor is a modern partition, which is believed to be a Victorian reconstruction of the southern end of the original building. The replacement of the concrete flooring with a breathable alternative is welcomed. With regards to the first floor and second floor works, whilst there would be some impact on the floor plan, given the age of the fabric affected, the scale of the works and the information provided, this is not advised as contentious. Overall the Conservation Officer is also satisfied with the internal works proposed.

Conditions have been recommended by the Conservation Officer to secure details of the materials, windows, doors and the eaves.

It is therefore considered that the proposal would be acceptable in terms of the impact to the listed building and would therefore accord with policy DP34 of the Mid Sussex District Plan.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal would accord with the requirements of policy DP34 of the Mid Sussex District Plan and is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist