

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1335	Case Officer:	Tracie Axford
Application Type:	Listed Building Consent		
Proposal:	Conversion of a ground floor utility room into a bathroom, remove ground floor partitions to form kitchen/dining room, moving first floor bathroom, reforming of a conservatory and repairs to the roof.		
Site:	Gurrs Croft, Ockley Lane, Hassocks, West Sussex, BN6 8NU, , ,		
Validation Date	29 May 2026	Overall Expiry Date:	3 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Aug 2026
Target Date:	24 Jul 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	27 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1335

**Gurrs Croft, Ockley Lane, Hassocks, West Sussex, BN6 8NU, ,
Conversion of a ground floor utility room into a bathroom, remove ground floor partitions to form kitchen/dining room, moving first floor bathroom, reforming of a conservatory and repairs to the roof.**

Mr D Kottler

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

MSDC Conservation Officer

The conservation officer made comments (in part) as follows, asserting that the proposal is considered on balance to preserve the special interest of the listed building, subject to detail which could be reserved by condition. This meets the requirements of District Plan Policy DP34 and of the relevant paragraphs of the NPPF.

'Gurrs Croft is a Grade II listed cottage in a semi-rural position to the northeastern edge of Hassocks. The cottage dates originally from the 17th century, according to the list description, with a 19th century addition to its southern end, alongside later alterations and additions including a modern conservatory.

The current proposal is for internal and external works comprising the conversion of a ground floor utility room into a bathroom, removal of ground floor partitions to form a kitchen/dining room, relocation of the first-floor bathroom, replacement of the conservatory, and repairs to the roof of the older part of the building.

I would recommend the following conditions:

- *Details of facing and roofing materials, including to the rebuilt conservatory, and the proposed salvaged stone and natural slate to be used to the 17th century roof. For the salvaged Horsham stone, a provenance should be provided giving as much detail as possible of the source.*
- *New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.*
- *Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:*
 - *typical example of the glazing to the conservatory*
 - *typical eaves detail to the conservatory roof*
 - *new internal doors (LBC only)*
- *Detailed sectional drawings of the insulation work to the walls and roof of the northern lean-to, to show materials and finishes, and the relationship of new materials to retained historic fabric.'*

HASSOCKS PARISH COUNCIL OBSERVATIONS

Recommend Permission is granted

INTRODUCTION

This application seeks listed building consent for the conversion of the existing lean-to extension at the northern end of the building into a bathroom, the removal of ground floor partitions to form a kitchen/dining room, relocation of the first-floor bathroom, the replacement of the conservatory and repairs to the roof.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

Gurrs Croft is a Grade II listed cottage in a semi-rural position to the northeastern edge of Hassocks on the western side of Ockley Lane. The cottage dates originally from the 17th century, according to the list description, with a 19th century addition to its southern end, alongside later alterations and additions including a modern conservatory. The property is set back from the verge of the highway by front garden amenity space and a front driveway. Further rear garden amenity space is provided to the rear of the dwelling.

There are a number of other residential detached dwellings in this vicinity with some variance between bungalows and two storey dwellings. There is also a varied streetscene characterised by a mix of dwelling types, architectural styles and external materials. The site is within the built-up area for Hassocks as defined in the District Plan.

APPLICATION DETAILS

This application seeks listed building consent for internal and external works comprising the conversion of a ground floor utility room into a bathroom, removal of ground floor partitions to form a kitchen/dining room, relocation of the first-floor bathroom, replacement of the conservatory, and repairs to the roof of the older part of the building.

The proposed works comprise internal alterations and repairs to the listed building. At ground floor level, insulation is proposed to the walls, floor and roof of the existing lean-to extension at the northern end of the building to facilitate its use as a bathroom. Within the 19th century southern extension, several internal partitions would be removed to create an open-plan kitchen and dining area.

At first floor level, a new partition is proposed within the historic core of the building to create a lobby area adjacent to the staircase. Within the later 19th century addition, alterations are proposed to reconfigure the existing bedroom and bathroom accommodation, including the creation of an en-suite bathroom and an additional bedroom.

The existing conservatory, a modern addition to the property, would be replaced with a more substantial structure incorporating masonry walls, timber-framed glazing and a tiled roof. The replacement conservatory would increase in height from approximately 2.3m to 3.2m.

External works include repairs to the historic Horsham stone roof, comprising the removal and re-laying of the existing stone slates with replacement salvaged materials where necessary, together with the reinstatement of cast-iron rainwater goods.

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 Hassocks 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 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.

Hassocks Neighbourhood Plan

The Hassocks Neighbourhood Plan was made in July 2020.

Relevant Policies:

None

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 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

National Planning Policy Framework (NPPF) (August 2026)

ASSESSMENT

Impact on Listed Building

As the building is Grade II listed, section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the LPA should have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Policy DP34 seeks to safeguard the significance and special interest of listed buildings. Policy HE6 of the NPPF is also relevant and sets out that substantial weight should be given to the conservation of designated heritage assets.

Listing details for the property are noted as follows:

KEYMER OCKLEY LANE 1. 5405 Currs Croft TQ 31 NW 20/53 II

2. C17. Two storeys. Two windows. Red brick and grey headers. Horsham slab roof. Casement windows. C19 addition of one window-bay at south end.

The Council's Conservation Officer has commented on the application and advised that the proposal would preserve the special interest of the listed building. She stated the following with regards to the proposals,

- At ground floor level works are proposed to the lean-to addition to the northern end of the building to install insulation to the walls, roof and floor in association with the use of the space as a ground floor bathroom. These works are not considered contentious subject to detail which could be reserved by condition. Also at ground floor, within the 19th century addition to the southern end of the house, it is proposed to remove a number of partitions to create an open plan kitchen/dining area. These are lightweight modern partitions, and their removal is not considered to harm to special interest of the building. This aspect of the proposal is therefore not considered contentious.

- The first floor of the building is divided between the original cottage and the 19th century addition, with two separate access stairs. Within the historic core, a partition is proposed around the head of the stair well to create a lobby within the northern bedroom. This will have a minimal impact on the historic floor plan, which appears already to have been altered, and is not considered contentious subject to detail. Within the later addition, works are proposed to relocate an existing bathroom into a bedroom, to create an ensuite. The existing bathroom becomes a small fourth bedroom. This later part of the building is of a lower level of interest than the historic core, and has been subject to alteration. This aspect of the proposal is therefore not considered contentious.

- The existing conservatory is a 20th century addition of no special interest. It is proposed to replace the structure with a more solid construction, including solid masonry to the eastern elevation, replacement of uPVC windows with timber framed glazing, and replacement of the polycarbonate roof with a tiled roof. Although these works will increase the apparent bulk of the extension, it will remain subordinate to the historic elements of the building, and the introduction of tile to the roof in place of polycarbonate, and of timber framed windows in place of uPVC will constitute an improvement in terms of its materials. This aspect of the proposal is therefore considered on balance acceptable, subject to detail.

- The older part of the building has a striking Horsham slate roof. It is proposed to strip this back, replace the battens, and then relay the stone in a single- lapped manner using salvaged stone to make up any shortfall, with natural slate shades and pointed with a natural lime mortar. It is also proposed to reinstate cast iron guttering. This is considered sympathetic repair work and is not contentious subject to detail.

In conclusion, she stated that the proposal is considered to preserve the special interest of the listed building, subject to detail which could be reserved by condition, meeting the requirements of District Plan Policy DP34 and of the relevant paragraphs of the NPPF.

The works primarily affect modern or altered parts of the building, including the existing conservatory, modern partitions and the later lean-to extension. The proposed roof repairs utilise traditional materials and techniques and would represent a sympathetic conservation-led repair. Collectively, the works would preserve the significance, character and appearance of the listed building and would not result in harm to its special architectural or historic interest.

Taking the above into account, and having regard to the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I agree with the Conservation Officer that the proposed works would preserve the special architectural and historic interest of the Grade II listed building. Therefore the proposal complies with policy DP34 of the Mid Sussex District Plan and policy HE6 of the NPPF.

CONCLUSION

The proposal is considered to preserve and protect the special interest of the listed building. Having had special regard to the desirability of preserving the listed building and its features of special interest in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is concluded that the proposal would preserve the significance of the heritage asset. Therefore, the proposal is considered to comply with policy DP34 of the Mid Sussex District Plan, Policy HE6 of the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Listed Building Consent is therefore recommended for approval, subject to appropriate conditions.

Decision: Permission

Case Officer: Tracie Axford