

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2406	Case Officer:	Rachel Richardson
Application Type:	Listed Building Consent		
Proposal:	Replace current wooden windows in property with complete new casement windows in Solid Redwood with Solid Utile Hardwood cill with Heritage Double Glazed units.		
Site:	2 Church Cottages, Street Lane, Ardingly, Haywards Heath, West Sussex, RH17 6UN, ,		
Validation Date	2 Apr 2025	Overall Expiry Date:	2 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Jun 2025
Target Date:	28 May 2025	Recommending Officer Signature:	Rachel Richardson

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	10 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2406

**2 Church Cottages, Street Lane, Ardingly, Haywards Heath, West Sussex, RH17 6UN,
Replace current wooden windows in property with complete new casement windows in Solid
Redwood with Solid Utile Hardwood cill with Heritage Double Glazed units.
Mr Giuseppe Briamonte**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

Conservation Officer: No objection.

Historic England: No advice offered.

TOWN/PARISH COUNCIL OBSERVATIONS

None received.

INTRODUCTION

Consent is sought to replace the wooden windows with heritage double glazed units.

RELEVANT PLANNING HISTORY

None.

SITE AND SURROUNDINGS

2 Church Cottages, is one half of a Grade II listed building located in a prominent position within the western part of the Ardingly Conservation Area, opposite the parish church. The Cottages date, according to the list description, to the 18th century. They are also within the settings of a number of adjacent listed buildings, including in particular Grade I listed St Peter's Church, located to the south west, and Jordan's Cottage to the south east, which is listed Grade II.

APPLICATION DETAILS

The current proposal is for the replacement of all of the existing single glazed timber framed casement windows to the property with double glazed timber windows.

The application is accompanied by a heritage statement which explains that the existing windows are rotting.

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 Ardingly 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.

Neighbourhood Plan

Ardingly Neighbourhood Plan (2013-2031) was made on 19 March 2015.

Relevant policies:

ARD9: Heritage Assets

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 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and 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'.*

Prior to receiving the latest amended drawings, the Councils Conservation Officer commented as follows:

'Further comments on the above applications following the receipt of further plans and an updated heritage statement.

On the basis of the information within the heritage statement, I remain of the opinion that the replacement of the windows is not contentious in principle, as the existing units do not appear to be of any great age or interest. I also consider that the inclusion of slim-line double glazing will be in principle acceptable, as it would appear that this can be accomplished without a detrimental impact on the proportions or profile of the framing. However, the accurate plans now before us confirm that the proposal includes the introduction of a horizontal glazing or sash bar subdividing the casements into two vertically. In other circumstances, this might not be regarded as contentious but here it would mean that the windows to 2 Church Cottages would not remain consistent in appearance with those to its attached neighbour at no. 1. The consistency of elevational treatment is one of the defining characteristics of the cottage pair. I would therefore recommend that the application is revised to omit the glazing bar, so that the glazing pattern of the new windows matched the existing to this property and the neighbouring cottage.

I would be happy for this to be achieved by an amending condition if this is considered appropriate, e.g. 'The window design shall be amended to omit the horizontal sash or glazing bar in all cases. Prior to the commencement of works a detailed typical elevation to show this amendment shall be submitted to and approved in writing by the District Council. The works shall then be carried out according to these details.', with the standard reason.'

Following receipt of the amended drawings to remove the central horizontal glazing bar, the Conservation Officer now has no objections to the proposal. It is considered that the application has sufficient details to preclude the recommendation of planning conditions.

The view of the Conservation Officer is shared in relation to the impact of the development on the special interest of the listed building.

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: Rachel Richardson