

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2018	Case Officer:	Anna Tidey
Application Type:	Listed Building Consent		
Proposal:	Proposed addition of a bespoke timber orangery to rear elevation		
Site:	Bridgers Farmhouse, Langton Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9HA, ,		
Validation Date	11 Aug 2025	Overall Expiry Date:	9 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Oct 2025
Target Date:	6 Oct 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Steven King	Date:	15 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2018

**Bridgers Farmhouse, Langton Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9HA,
Proposed addition of a bespoke timber orangery to rear elevation
Mr T Mercer**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: Bridgers Farmhouse is a Grade II listed mid-19th century former farmhouse located in a rural position to the north-west of Hurstpierpoint. Planning permission and listed building consent were granted in 2021 for various works to the house and within its setting including a new access from Langton Lane, a new detached garage building, a new rear orangery extension to the house, and internal alterations. These permissions in themselves were effectively renewals of a similar scheme given permission in 2017. The current proposal relates only to a rear orangery extension in the same position as that approved, but with amendments to the footprint, form and detailed design.

The proposed amendments to the design of the orangery are not considered contentious, in the context of the existing approvals, and the proposal is considered to preserve the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF. I would recommend a planning condition to require that the new brickwork matches the existing adjacent original work in colour, texture and bonding pattern, and style of pointing.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint & Sayers Common Parish Council: The committee recommends that MSDC grant permission.

INTRODUCTION

This application seeks Listed Building Consent for a timber orangery addition on a detached Grade II Listed house, at 'Bridgers Farmhouse on Langton Lane in Hurstpierpoint. There is a corresponding application for planning permission for the external alterations, reported separately for Approval under Planning application DM/25/2017.

RELEVANT PLANNING HISTORY

DM/25/2017. Proposed addition of a bespoke timber orangery to rear elevation. Yet to be determined.

DM/21/0219. Listed Building Consent: Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations to include removal of secondary rear staircase. Approved March 2021.

DM/21/0218. Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations to include removal of secondary rear staircase. Approved March 2021.

DM/17/3736. Listed Building Consent: Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations.(Amended plans 20.02.2018). Approved March 2022.

DM/17/3734. Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations.(Amended plans 20.02.2018). Approved March 2022.

07/00526/FUL. Erection of single storey double glazed timber conservatory. Removal of window to form new doorway into conservatory. Base wall to incorporate field flints and quoins. Approved May 2007.

07/00525/LBC. Erection of single storey timber and double glazed conservatory. Removal of window to form new doorway into conservatory. New base wall to incorporate field flint insets and quoins. Approved May 2007.

HP/109/89. Listed Building Consent: First floor extension. Approved October 1989.

HP/108/89. First floor extension. Approved October 1989.

SITE AND SURROUNDINGS

Bridgers Farmhouse is a Grade II Listed, detached dwelling located on the eastern side of Langton Lane to the north west of Hurstpierpoint, and east of the A23 and Sayers Common.

The house has been previously extended and benefits from a large garden plot. The house benefits from a private access and associated outbuildings.

The house and garden are located in the countryside outside the built up area of Hurstpierpoint at the northern end of a small group of residential properties and Bridgers Farm and Business Barns.

APPLICATION DETAILS

This application seeks Listed Building Consent to extend the property by the addition of a rear orangery addition.

The extension is to be built on the rear elevation of the house and will measure 2.8m deep by 5.2m wide (approx.), with the parapet roofline at a height of 3m and a central glazed lantern light with a maximum ridge height of 3.7m, which will extend to the height of the window cill of the existing first floor window in the rear gable of the house above the proposed addition.

The proposed orangery style extension will have a plinth wall constructed in brick to match the house, and the orangery main frames, doors and windows are to be painted timber with double glazed units. The applicant has confirmed that the brickwork elements are to be in a matching brick to that used in the construction of the original house.

The submitted plans show that the rear elevation will accommodate a pair of French doors with full height side panels to allow garden access from the addition. Internally an entrance will be created from the kitchen into the addition through a new 1.5m wide opening in the rear wall of the house.

The proposed orangery addition will reflect the appearance of an existing conservatory addition on the rear corner of the house, and is of a similar, but amended, design to that approved under earlier planning and Listed Building applications in 2017, under DM/17/3734 and DM/17/3736, listed above).

The application has been accompanied by a detailed Heritage, Design and Access Statement. This document is available to view on the planning file.

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, the Hurstpierpoint & Sayers Common Neighbourhood Plan and Site Allocations DPD.

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:

DP26 Character and design

DP34 Listed Buildings and other heritage assets

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Hurstpierpoint & Sayers Common Neighbourhood Plan, made March 2015.

No relevant policies.

Other Legislation

Listed Building and Conservation Area (LBCA) 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:

DPS2 Sustainable Design and Construction

DPB1 Character and Design

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

The only issue to consider in this instance is the impact on the listed building.

The LPA is under a duty by virtue of s.16(2) of the Listed Building and Conservation Area (LBCA) Act 1990 (Decision on application): '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.'

The NPPF 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.

Paragraphs 207-210 of the NPPF state:

'207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.'

210. 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; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.'

Bridgers Farmhouse is Grade II Listed. Other Grade II Listed properties on Langton Lane are located at Bridges Cottage (at a distance to the south) and Goldbridge House (also at a distance to the north).

District Plan Policy DP34 is relevant in the determination of this application. It states:

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.

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

Detailed comments have been provided by the Conservation Officer. The comments are reported above and her views are accepted.

With the agreed recommended planning condition it is considered that the proposal will preserve the special interest of the listed building. The proposal will meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

PLANNING BALANCE AND CONCLUSION

The proposed orangery construction and associated works to the fabric of the rear wall to create a new doorway into the addition will preserve the special interest of the listed building at Bridgers Farmhouse.

The proposal is therefore found to meet the requirements of District Plan Policies DP26 and DP34 and the relevant paragraphs of the NPPF.

A planning condition to ensure that the construction materials match the existing materials will control the detail of the proposed works.

Consequently it is recommended that Listed Building Consent is granted.

Decision: Permission

Case Officer: Anna Tidey