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***Covering Statement regarding the S.73 amendments to planning
permission DM/15/1365***

August 2026
Project №: 25058
Mid Sussex District Council



**Selsfield Place Farm Barns,
Selsfield Common
West Hoathly
East Grinstead
West Sussex
RH19 4LW**

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1. *Application Details*

Project Description:	The conversion of Selsfield Place Farm Buildings to form five residential dwellings. Allowance for associated hard and soft landscaping works to permit access and parking.
Site Address:	Selsfield Place Farm Barns, Selsfield Common West Hoathly East Grinstead West Sussex RH19 4LW
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Project Reference:	25058
Revision	A



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3. *Introduction and Overview*

This statement has been submitted on behalf of our client in support of an application submitted under Section 73 (S73) of the Town and Country Planning Act 1990.

This application seeks minor material amendments to planning permission reference **DM/15/1365**, granted by Mid Sussex District Council on **5 February 2016** for the following development:

The conversion of Selsfield Place Farm Buildings to form five residential dwellings. Allowance for associated hard and soft landscaping works to permit access and parking.

The aim of this application is to introduce sensible, minor design modifications to the unconverted elements of the scheme, Units A-D.

Specifically, the proposals seek to reconfigure the internal floor plans, optimise and reduce the number of proposed rooflights, and introduce minor, sympathetic adjustments to the external fenestration.

4. *Existing Photos*



Figure 1 – Existing south elevation



Figure 2 - Existing south and east elevations



Figure 3 – Existing east elevation



Figure 4 – Existing east elevation



Figure 5 - Existing building

5. Mechanism of Application

The original decision notice DM/15/1365 does not feature a standard, standalone "approved plans list" condition as might be expected. Instead, the directive on Page 1 states that development must be carried out "in accordance with the submitted application and plans".

However, the approved site layout and layout principles are explicitly locked into the decision notice via Condition 4, which stipulates adherence to ecological mitigation measures as shown on drawing: Selsfield Place Farm Buildings - Outbuilding as Proposed (ref: A1.12, dated 23.11.15).

To provide a clear statutory placement for this minor material amendment, this application is submitted under Section 73 to vary Condition 4. The variation will substitute the original, superseded drawing suite listed on Page 4 of the original decision notice with a revised set of architectural plans.

For the avoidance of doubt, all substantive ecological mitigation, compensation, and enhancement measures mandated under Condition 4 remain entirely unchanged and will be carried forward verbatim into the new permission. This includes the approved license that has been granted and is still live.

Furthermore, it is proposed to amend the **'Plans Referred to in Consideration of this Application'** section, as shown in the Schedule of Proposed Variations below.

6. Status of the consent

Prior to assessing the merits of the design alterations, it is established that planning permission DM/15/1365 is entirely extant via lawful commencement.

Operations to implement the development were legally initiated within the statutory 3-year timeframe mandated by Condition 1. Specifically, Unit 1 was fully converted, completed, and remains as a physical manifestation of the lawful commencement of the wider 5-dwelling permission.



Because a material operation was performed to implement the 2015 permission, the principle of converting these agricultural buildings into 5 residential dwellings is permanently secured. The principle of development is therefore set and does not form a matter for re-assessment under this application.

7. *Schedule of Proposed Variations*

As mentioned, the decision notice lists the drawings which we are proposing to replace with alternative drawings. These are listed below.

Original Approved Plan Title (2015)	Original Ref	Proposed Replacement Ref
Proposed Floor and Elevations Plan	A1.12 (00)	25058-PL-02D
Proposed Floor Plans	A1.05	25058-PL-01D
Location Plan	A1.01 (A)	25058-PL-10A
Block Plan	A1.02 (A)	25058-PL-10A
Proposed Roof Plan	A1.06	25058-PL-01D
Proposed Elevations	A1.07	25058-PL-02D
Proposed Elevations	A1.08	25058-PL-02D
Proposed Elevations	A1.09	25058-PL-02D
Proposed Elevations	A1.10	25058-PL-02D
Proposed Elevations	H4050001 A	Should be renamed as Existing
Existing Floor Plans	H4050002 A	Remain as is
Existing Elevations	H4050003 A	Remain as is
Topographical Survey	020/11/14 001	Remain as is

8. *Detailed Justification for Proposed Amendments*

(Please read in conjunction with the existing and proposed drawings)

The proposed variations have been carefully designed to refine the approved scheme, amending the internal layout, while enhancing the overall visual and historic character of the barn group. The key changes are detailed below:

8.1. Refinement of Internal Layouts (Retaining 5 Units)

Amendment: The internal layouts of the remaining four units (Units A-D) have been reconfigured and modernised to create varied, quality and functional living spaces.

Planning Justification: The proposed changes are internal and retain the approved density of five dwellings across the scheme. The refined layouts optimise the flow and efficiency of the rooms, improve natural light distribution internally, and create a more varied development offering 1 bed and 2 bed options, all without increasing the approved volume or footprints of the buildings.

8.2. Reduction in Skylights

Amendment: Due to the improved layout and optimised window arrangements, the total number of rooflights across the scheme has been significantly reduced.

Planning Justification: Rooflights, if overused, can clutter a roof plane and detract from the simple,



monolithic appearance of traditional agricultural roofs. Reducing the number of skylights results in cleaner, unbroken rooflines, preserving the agricultural simplicity of the barns. Furthermore, this reduction actively limits potential light spill and night-sky glow, directly supporting local dark-skies objectives in this rural setting.

8.3. Sympathetic Fenestration Alterations

Amendment: Minor alterations have been made to the fenestration on all elevations to align naturally with the refined internal floor plans.

Planning Justification: The changes to the windows and glazed openings are minor and have been carefully detailed to respect the historic character of the host structures. Rather than introducing domestic-style windows, the openings retain their simple, functional agricultural appearance. The alignment of new glazing works agreeably with the updated layouts while ensuring that no new overlooking or privacy issues are created between the five units or towards neighbouring properties.

8.4. Retained Agricultural and Rural Character

Amendment: The intrinsic agricultural character, arrangement, style, and approved design philosophy of the farm buildings are crucially retained.

Planning Justification: The design modifications strictly respect the original farmstead layout and architectural language approved in 2015. Crucial rustic features, including the traditional proportions, simple material palette, and characteristic agricultural barn-door arrangements, remain central to the scheme. The amendments represent a sensitive evolution of the approved design.

8.5. Minor Landscaping and Parking Adjustments

Amendment: Minor, localised adjustments have been made to the immediate soft and hard landscaping layout around the remaining units. Crucially, the total number of approved parking spaces remains unchanged.

Planning Justification: The minor landscaping tweaks seek to soften the immediate curtilage of the barns and integrate the revised layouts smoothly with the surrounding topography. By maintaining the number of approved parking spaces, the proposal continues to satisfy the highway and parking safety requirements established under the original consent, with no additional pressure placed on the local road network.

9. Ecology

Context and Previous Licensing:

The original 2015 planning permission was granted subject to Condition 4, which secured bat mitigation measures across the wider site. Under a subsequently granted Natural England European Protected Species Mitigation Licence (Ref: 2018-37539-EPS-MIT), the westernmost barn (Building B1 / Unit 1) was successfully and lawfully converted.

The specific compensatory enhancements required by that active license, including the integration of three habitat slate access tiles into the roof of Unit 1 and the installation of two Schwegler bat boxes on mature tree lines, were fully implemented and remain functional.



Updated Roost Appraisal (May/July 2026):

To support this S73 submission, *The Ecology Partnership* was commissioned to undertake an updated Preliminary Roost Appraisal and site review in May 2026. The results of this updated assessment are summarised within the attached report. This includes:

- Designated Sites & Off-Site Habitats:
- Information on Roosting Bats
- DNA Evidence

Proposed Mitigation, Sensitive Lighting, and Biodiversity Enhancements:

To ensure complete compliance with current local policies, the NPPF, and the Environment Act, the development will incorporate ecological safeguards:

- Sensitive External Lighting Scheme
- Nesting Birds considerations
- Biodiversity Enhancements

10. Access

Access to the site will remain unchanged from Selsfield Road.

11. Scale

The proposed amendment to the scheme retains the approved number of units and does not seek to enlarge the footprint.

12. Conclusion

This application, submitted under Section 73 of the Town and Country Planning Act 1990 (as amended), seeks minor material amendments to an entirely extant and lawfully implemented planning permission (**Ref: DM/15/1365**).

The proposed variations represent a highly sympathetic, design-led evolution of the 2015 approved scheme. By refining the internal layouts, the remaining four units will benefit from a vastly improved standard of accommodation that meets modern living requirements, whilst keeping the overall density strictly capped at the approved five dwellings.

Crucially, these internal changes have facilitated a substantial reduction in the number of rooflights and minor, sensitive adjustments to the external fenestration. This successfully reduces the risk of light pollution in a sensitive rural setting, cleans up the external rooflines, and preserves the intrinsic, historic agricultural character of the original farmstead. The physical arrangement and overall architectural style of the development remain entirely intact, with the original parking capacity fully retained and only minor, localised landscaping adjustments proposed.

In terms of biodiversity, the site's ecological context has been thoroughly reviewed and updated. While the completed conversion of Unit 1 successfully implemented its required ecological mitigation under licence, the updated 2026 Preliminary Roost Appraisal has identified low-level Brown Long-eared bat presence within the remaining barns. The existing and live license will therefore be updated and compliance with Natural England will be clear.



Considering the above, the proposed amendments are considered to be in full compliance with current design, amenity, and heritage planning policies. Accordingly, we respectfully request that the Local Planning Authority works proactively with the Applicant to vary **Condition 4** (and **Condition 8** if applicable) and issue a revised decision notice for this high-quality development.

Stephen Langer Architects, as local specialists in traditional architectural design and listed buildings, have designed this proposal on behalf of our client in a vernacular style appropriate to this historic setting. As a practice, we believe traditional architectural design should reflect local building and material traditions and respect the influences that have shaped the built environment in this area.