

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1754	Case Officer:	Catherine Cardin
Application Type:	Listed Building Consent		
Proposal:	Removal of above ground oil tank and replacement with below ground LPG tank, replacement of cess pit with new below ground water treatment plant, replacement retaining wall and steps.		
Site:	Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY, ,		
Validation Date	10 Jul 2025	Overall Expiry Date:	15 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Oct 2025
Target Date:	4 Sep 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	20 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1754

**Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY,
Removal of above ground oil tank and replacement with below ground LPG tank, replacement of
cess pit with new below ground water treatment plant, replacement retaining wall and steps.
Mr And Mrs R Hagan**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

Conservation Officer

Tanyard Manor is a Grade II listed originally 15th century building, with later extensions dating from the 17th and 20th centuries, located in a rural position outside Sharpthorne. The building is the former farmhouse to Tanyard Farm, a historic farmstead, of which some historic farm buildings survive to the north-west of the house. These buildings may be regarded as curtilage listed, or if not are likely to be considered non-designated heritage assets (NDHAs).

Tanyard Manor is likely to be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a Sussex farmhouse of its period, altered and extended in response to changing socio-economic circumstances and the changing needs and aspirations of successive owners, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. It also possesses group value with the former farm buildings.

The farm building themselves will possess similar values as former agricultural buildings of their type and period.

As such, the surviving verdant and rural setting of the historic farmstead will be considered to make a strong positive contribution to the special interests of the buildings within it and the manner within which these are appreciated, in particular those parts of those interests which are drawn from historical illustrative and aesthetic values.

The current proposal is for works within the extensive grounds around Tanyard Manor comprising removal of an existing above ground oil tank and installation of a replacement below ground LPG tank, replacement of the existing cess pit with a below ground water treatment plant, and replacement of the existing retaining wall and steps between the west side of the house and the adjacent raised lawn area.

The removal of the existing oil tank is not considered contentious and will result in a minor enhancement of the setting of the farmstead. The proposed new LPG tank is to be sited beneath a lawned area to the west of the house and driveway. The only visible element of the structure will be the inspection hatch. The water treatment plant is located within the same area of lawn, and the only visible features will be the inspection hatch and a small control box. These works are considered to have a minimal and acceptable impact on the character of the setting of the farmstead.

The existing raked stone retaining wall to the west of the house and adjacent steps to the raised lawn area are not considered to be of any particular historical or architectural merit and their removal is not

considered contentious in principle. The proposed replacement vertical stone wall and wider brick and stone steps are considered sympathetic to the context, and are not considered contentious, subject to detail.

In summary, the proposal is considered to preserve the character of the setting of the listed house and former farmstead, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of the materials to the new retaining wall and steps
- On completion of works all ground surfaces (hard and soft landscaping) to be made good to match existing

PARISH COUNCIL OBSERVATIONS

No response received.

RELEVANT PLANNING HISTORY

03/01209/LBC- Reconstruction following fire damage of converted barn building with additional height on external walls with original roof pitch to form house keeper living accommodation. Permission.

03/01209/FUL- Reconstruction following fire damage of converted barn building with additional height on external walls with original roof pitch to form house keeper living accommodation. Permission.

DM/20/1068- Conversion of agricultural buildings to form three bedroom dwelling. Permission.

DM/20/1518- Conversion of Agricultural Buildings to form Single Dwelling. Permission.

DM/25/0915- Internal alterations to include structural alterations to kitchen, new doors and rooflights, new partitions and alterations to the layout at ground and second floors, and external landscaping. Permission.

SITE AND SURROUNDINGS

Tanyard Manor is a three-storey grade II Listed detached property of timber frame construction. The property benefits from extensive gardens, a gravelled parking area to the front of the property, and a tennis court to the south of the site. To the northwest of the site are a number of outbuildings, including a coach house.

The property lies outside the built-up area boundary of Horsted Keynes. A tributary of the River Ouse lies to the east of the application site. Neighbouring properties are located to the north and south, whilst open countryside lies to the east. Highway is located to the west.

APPLICATION DETAILS

The application seeks to remove an existing above ground oil tank and replace this with a below ground LPG tank. It is also proposed to replace the existing cess pit with a new below ground water treatment plant. The application also seeks to replace the existing retaining wall and steps.

Firstly, it is proposed to remove the existing above ground oil tank sited behind the coach house to the north of the application site and install a new below ground LPG tank with inspection and new trench underneath a lawned area to the west of the main property and driveway.

Secondly, it is proposed to install a new below ground water treatment plant with inspection cover and control box underneath a lawned area to the west of the main property and driveway.

Finally, it is proposed to replace an existing retaining wall and steps to the west of the main property and install a new vertical stone wall, a sandstone path and wider steps. The wall would replace an existing

retaining wall and would measure some 14.3 metres in length, with a maximum height of some 1.4 metres. The wall would be finished in random course rubble sandstone to match the existing walls. The path would be finished with sandstone to match the existing with the planting bed to the perimeter of the lawned area. The step risers would be some 3.4 metres wide and would be finished with sandstone treads, with red brick risers to match the existing steps.

An application for Planning Permission is being considered under application DM/25/1753.

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 Horsted Keynes 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

Horsted Keynes Neighbourhood Plan made in 2016.

Relevant policies:

No relevant policies.

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 the majority of 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)

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990.

ASSESSMENT

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

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

'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 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;*

Principle DG11 of the Mid Sussex Design Guide states: *'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.'*

Paragraphs 207 - 210 of the NPPF require:

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.*

The application site, Tanyard Manor, is a grade II listed building located outside the built up area of Horsted Keynes.

The MSDC Conservation Officer was consulted on the application and has not raised any objections, subject to detail. This was because the works are considered to be minor and would have a limited impact on the historic fabric of the building, with the removal of the oil tank being considered beneficial. The Conservation Officer considers that the proposed replacement vertical stone wall and wider brick and stone steps would not be contentious, subject to further detail. The Conservation Officer's comments are accepted and agreed with from a planning perspective and in policy terms. During the course of the application, the applicant has submitted a schedule of materials.

The proposal is therefore considered to comply with policy DP34 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

CONCLUSION

The special interest of the building will therefore not be harmed by the works. As a result, the proposal complies with policy DP34 of the District Plan, as well as the requirements of both the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Decision: Permission

Case Officer: Catherine Cardin