

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1412	Case Officer:	Tracie Axford
Application Type:	Listed Building Consent		
Proposal:	Internal alterations and reconfiguration works, insertion of 3no. new roof windows, insertion of new French doors to replace existing window opening, reinstatement of original window configuration to front facade, reinstatement of chimney to front roof slope and other related minor amendments throughout.		
Site:	8 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RU, , ,		
Validation Date	9 Jun 2025	Overall Expiry Date:	18 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Aug 2025
Target Date:	4 Aug 2025	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:	14 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1412

**8 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RU, ,
Internal alterations and reconfiguration works, insertion of 3no. new roof windows, insertion of
new French doors to replace existing window opening, reinstatement of original window
configuration to front facade, reinstatement of chimney to front roof slope and other related
minor amendments throughout.
Lisa And Andrew De Sallis**

SUMMARY OF REPRESENTATIONS

None Received

SUMMARY OF CONSULTEES

MSDC Conservation Officer

The conservation officer considered that, subject to an amendment to the sash window detail, the proposal is therefore considered to preserve the special interest of the listed building and the character and appearance of the Hurstpierpoint Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

HURSTPIERPOINT AND SAYERS COMMON PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission. The committee are pleased to see the building being sympathetically restored and found the historic synopsis informative and fascinating.

INTRODUCTION

This application seeks listed building consent for internal alterations and reconfiguration works, insertion of 3 no. new roof windows, insertion of new French doors to replace existing window opening, reinstatement of original window configuration to front façade, reinstatement of chimney to front roof slope and other related minor amendments throughout.

RELEVANT PLANNING HISTORY

HP/065/78 - Change of use. Conversion of existing coach house into a house. Permission 1978-10-03
DM/25/1411 - Internal alterations and reconfiguration works, insertion of 3no. new roof windows, insertion of new French doors to replace existing window opening, reinstatement of original window configuration to front facade, reinstatement of chimney to front roof slope and other related minor amendments throughout. Pending Consideration

SITE AND SURROUNDINGS

The application site is located within the built-up area of Hurstpierpoint. Neighbouring dwellings are located to the north, south and east, whilst the highway is to the west. The dwelling is set back from the highway by an area of private amenity space. It is also within the Hurstpierpoint Conservation Area.

The site is a residential, three storey, Grade II listed building which is a former coaching inn dating from the early 19th century. One half of the ground floor occupied by a carriage archway giving access to the rear of the building. It is located in a prominent position near to the road junction between the High Street, Cuckfield Road and Brighton Road, at the western end of the village.

APPLICATION DETAILS

This application seeks listed building consent for the following:

- Replacement of the existing front door (which will be fixed shut), new lights installed including a lantern, removal of the existing non-original shop front signage, and enlargement of the window openings at first floor to allow reinstatement of sash windows of the original proportions;
- Reinstatement of a chimney stack to the roof which has been previously removed;
- To the undercroft/side elevation, installation of a new mechanical extract vent at high level, reconstruction of the main entrance step; reinstatement of the barrel chute with a frameless glass insert, lifting and relaying of the tiles to allow for altered drainage runs, installation of an outside tap, and to the side of the rear-lean to enlargement of a window opening to allow for metal framed French windows;
- To the rear elevation of the lean-to an existing solid door is proposed to be replaced with a glazed door to match the proposed French windows to the side and the WC window also replaced to match, two new rooflights to the rear lean-to roof and one to the main roof, and reconfiguration and simplification of rainwater and soil pipes;
- At cellar level new free-standing utility units with drainage pipework located adjacent to existing pipework;
- At ground floor level internally a new kitchen with associated works including partial opening up of the chimney breast, a new fire door to the staircase hallway, blocking of one window to the WC, and replacement of the second as above;
- At first floor level reconfiguration of the bathroom and adjacent space to enlarge the bathroom, and new fittings, blocking of a doorway to the main front reception room and reinstatement of a hearth with a wood burning stove, with also to this room new shelving and wall panelling and replacement of non-original skirting and architraves;
- At second floor level reconfiguration of the bathroom and adjacent space as at first floor;
- At loft level a new boiler vented through a tile vent to the rear roofslope; and
- Generally throughout the building removal of woodchip wall covering by steaming to prevent damage to underlying fabric, and rewiring and new light fittings again avoiding damage to historic fabric.

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 Mid Sussex Site Allocations DPD and the Hurstpierpoint and Sayers Common 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.

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.

Hurstpierpoint and Sayers Common Neighbourhood Plan

The Hurstpierpoint and Sayers Common Neighbourhood Plan was adopted in March 2015.

There are 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 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.

DPB2: Listed Buildings and Other Heritage Assets

NATIONAL POLICY

National Planning Policy Framework (NPPF December 2024)

Planning Practice Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

OTHER PLANNING GUIDANCE

Mid Sussex Design Guide Supplementary Planning Document

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.

ASSESSMENT

Impact on Listed Building

As the building is Grade II listed, section 16(1) 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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.

While Policy DP34 seeks to preserve the special interest of the Listed Building a similar ethos is found within the National Guidance contained in Paragraphs 210-215 of the NPPF.

A similar ethos is contained within the Mid Sussex Design Guide SPD.

Listing details for the property are noted as follows:

HURSTPIERPOINT CUCKFIELD ROAD 1. 5405 (East side) No 8 (Lamb Photographics TQ 28 16 30/107 II

2. Originally part of the Lamb Inn. Early C19. Three storeys. Four windows. Stuccoed. Slate roof. Vertical glazing bars intact. Doorway at north end with flat hood over on brackets and door of 6 moulded panels. Carriageway archway through ground floor at south end with segmental head.

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 that,

'Aspects of the proposal such as the potential reinstatement of features to the façade of the building, the chimney at roof level and the barrel chute to the undercroft, as well as the rationalisation of the pipework to the rear elevation are considered positively beneficial in these terms'.

She also noted that, *'there is one area where an amendment would be required, although this could potentially be secured by condition- the submitted window detail to the proposed replacement sash windows to the front elevation shows applied glazing bars with spacers, which would not be acceptable. Whilst we would not object to slim-line double glazing, the windows should have functional glazing bars.'*

A recommendation was also made for the following conditions:

- *Rooflights to be flush-fitting, metal framed conservation style rooflights*
- *New rainwater goods and other external pipework to be of painted metal*
- *Also potentially the amending condition in respect of the front sash windows, unless revised plans are received.'*

The proposed external works would be relatively modest in their nature and are respectful of the history of the building. The central wall light proposed to the front elevation will replicate the historic light fitting, and the two existing sash windows will be replaced by full height, sliding sash windows as can be seen in historic photographs of the building. The opening of the original barrel chute will also serve to provide a historic reference. To the rear of the building, the conservation officer notes that the *'proposed metal framed window and doors to the rear lean-to might in other circumstances be considered potentially unsympathetic in terms of material- painted timber might be the more obvious choice- but given the already altered nature of this part of the building (for example the non-original window and opening to the side) and its rather ancillary, utilitarian nature, this aspect of the proposal is considered on balance acceptable.'* A condition will ensure that the replacement sash windows to the front elevation will have functional glazing bars rather than the applied glazing bars with spacers which are proposed.

Taking into account the above, the proposal is considered to protect the setting of the listed building, the settings of other adjacent listed buildings, and the character and appearance of the Conservation Area. Therefore the proposal complies with policy DP34 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

CONCLUSION

The proposal is considered to preserve and protect the special interest of the listed building. Therefore, the proposal is considered to comply with policy DP34 of the Mid Sussex District Plan, the Mid Sussex Design Guidance SPD, the relevant provisions of the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Decision: Permission

Case Officer: Tracie Axford