

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1481	Case Officer:	Andrew Horrell
Application Type:	Listed Building Consent		
Proposal:	Construction of a swimming pool pavilion and reinstatement of a historic glasshouse, within the grounds of a Grade II listed dwelling.		
Site:	Nether Walstead, East Mascalls Lane, Lindfield, Haywards Heath, West Sussex, RH16 2QJ, ,		
Validation Date	16 Jun 2026	Overall Expiry Date:	17 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Sep 2026
Target Date:	11 Aug 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	4 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1481

**Nether Walstead, East Mascalls Lane, Lindfield, Haywards Heath, West Sussex, RH16 2QJ,
Construction of a swimming pool pavilion and reinstatement of a historic glasshouse, within the
grounds of a Grade II listed dwelling.
Teresa Lake And Edward Ball**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

MSDC Conservation Officer: The proposal is considered to preserve the setting of Nether Walstead house and the special interest of the curtilage listed outbuilding, meeting the requirements of NPPF policies HE4, HE5 and HE6. Subject to conditions

PARISH COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Listed building consent is sought for the construction of a swimming pool pavilion and reinstatement of a historic glasshouse, within the grounds of a Grade II listed dwelling.

RELEVANT PLANNING HISTORY

03/03184/LBC - Demolition of outbuildings and garden wall. Erection of single storey extension. Replacement of balcony doors with window. Removal of circa 1970 partitions. New partitions to form larger bedroom. Re-designed kitchen. (LBC approved)

DM/25/3071 - Construction of eastern and western extensions to main house, dormer extension, porch and removal of modern extensions, alongside external and internal alterations. External and internal alterations to curtilage listed building, swimming pool, installation of courtyard gate, construction of garage, swimming pool pavilion, glasshouse / outbuilding, and wider landscape interventions. (LBC refused)

SITE AND SURROUNDINGS

Nether Walstead is a Grade II listed building, the former farmstead to Nether Walstead Farm, which is located in a rural position outside Lindfield. From the list description, the building dates originally to the 17th century or earlier, but was altered in the 19th century and extended in the 20th century.

It is a large two storey detached pitched roofed dwelling characterised by various extensions to the front, rear and side. Walls are characterised by a mix of face brickwork, tile hanging, timber cladding and painted render with pitched roofed dormers to the front, side and rear elevations and side bay windows. The grounds characterised by outbuildings and a swimming pool.

To the north of the site is the long driveway to highway beyond, to the south of the site is the set higher rear garden with hedging and woodland to fields beyond, to the east of the site is the side garden and access path to The Cottage and the Coach House and to the west of the site is the set higher side garden with post and rail fencing to fields beyond.

The site is situated within the countryside as defined in the District and Neighbourhood Plans.

APPLICATION DETAILS

The proposed glasshouse approximately measures 10m in depth, 5.25m in width with a height to eaves of 1.7m and an overall height of 3.3m.

The proposed swimming pool pavilion approximately measures 8.75m in depth, 5.5m in width with a height to eaves of 2.3m and an overall height of 4.55m. This will be characterised by painted hardwood cladding and clay plain tiles. It will comprise of a WC, shower room, changing room, plant room with a pizza oven and dining area.

LEGAL FRAMEWORK AND LIST OF POLICIES

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 Lindfield and Lindfield Rural 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.

Relevant policies.

None relevant.

Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan was formally made on 23 March 2016
Relevant policies:

None relevant

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

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.

Mid Sussex District Plan 2021-2039 Submission Draft (Reg 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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has published his report, until that time 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

National Planning Policy Framework (NPPF) (August 2026)

Policies HE4, HE5 and HE6 and most relevant and state in part the following:

HE4

'1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

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

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned'.

HE5:

' 1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting)'.

HE6:

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.'

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.'

ASSESSMENT

Impact on Listed Building

District Plan Policy DP34 will be relevant, this policy seeks to safeguard the significance and special interest of listed buildings. This is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to HE4, HE5 and HE6 of the NPPF.

Policy HE6 of the NPPF is also relevant and sets out that substantial weight should be given to the conservation of designated heritage assets.

The Conservation Officer has commented on the proposals stating the following:

'Nether Walstead is a substantial Grade II listed house, a former farmhouse, located in a rural position outside Lindfield. The house dates originally, according to the list description, from the 17th century or earlier, but was substantially extended in several phases during the 18th, 19th and early 20th centuries, with further additions during the later 20th century including a rear dining room extension.

Nether Walstead is considered to possess architectural interest based on its construction and craftsmanship over several different phases of development, historical illustrative interest as a good example of a Sussex farmhouse, later country residence, altered and extended in response to changing socio-economic circumstances and the needs and aspirations of successive occupiers, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn.

To the northeast of the house is the former farmyard of the Nether Walstead farmstead, which includes a number of surviving 19th century or earlier former farm buildings. Nether Walstead is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the post medieval period. These farm buildings would be regarded as curtilage listed, and are likely to be considered to possess architectural interest based on their construction and craftsmanship, historical illustrative interest as examples of former farm buildings of their type and period, and aesthetic interest based partly on the use of vernacular materials. They also have group value with the former farmhouse, and contribute positively to its setting and special interest.

There are also a small number of outbuildings within the gardens to the house, including to the east of the house a structure which from historical map regression appears to date from the late 19th or early 20th century. Originally a glass house appears to have been built against its southern wall, presumably in a lean-to arrangement. Although the original glasshouse has been replaced with a more modern greenhouse, the outbuilding would appear to be broadly contemporaneous with the period of enlargement of the house which converted it from a farmhouse to a comfortable country residence, and as such is of some interest in terms of the narrative of the site.

The current proposal is for works within the grounds of the house comprising construction of a pool house, to sit alongside an existing swimming pool to the southeast of the house, and the demolition of the greenhouse mentioned above with reinstatement of a glass house attached to the outbuilding.

To consider these works in turn:

- The proposed pool house is relatively modest in size within the context of the extensive grounds to Nether Walstead, and is set at a short distance from the house and partially screened by existing trees and planting. As a result it will not be inappropriately prominent within the setting of the listed building, and is not considered contentious in principle.

In terms of form and detailed design, it has a broadly rural/agricultural aesthetic which is appropriate for the setting. The inclusion of tapered columns is perhaps an unusual detail which has been commented on in the context of other applications on this site, but which in the context of the pool house viewed in isolation is not considered contentious.

Subject to detail, this aspect of the proposal is therefore considered acceptable.

- The existing greenhouse adjacent to the late 19th/early 20th century outbuilding is not of any particular interest and its replacement is not considered contentious in principle. Subject to detail, the construction of a replacement glass house against the southern wall of the retained outbuilding is likewise not considered contentious, and has the potential to reinstate (although it is presumed not with any great accuracy) a former feature of the estate.

This aspect of the proposal is therefore also considered acceptable.

The proposal is therefore considered to preserve the setting of Nether Walstead house and the special interest of the curtilage listed outbuilding, meeting the requirements of NPPF policies HE4, HE5 and HE6.

I would recommend the following conditions:

- Details of roofing and facing materials.*
- Detailed plans, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:*
 - Typical example of glazing to roof and walls of glass house*
 - Door to glass house*
 - Louvred openings and rear door to pool house*
- Rainwater goods to be of painted metal*
- Details of any new or altered hard or soft landscaping, to include details of hard landscaping materials.'*

The planning officer has no reason to disagree with the conservation officer in regard to the proposal conserving the setting of the listed building and special interest of the curtilage listed outbuilding. The proposals are modest outbuildings within the rear garden of the existing dwelling which would not be publicly visible. They would be characterised by suitable materials.

Therefore, the proposal is deemed to be comply with policy DP34 of the Mid Sussex District Plan and the policies HE4, HE5 and HE6 of the NPPF.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to preserve and protect the special interest of the listed building. Having had special regard to the desirability of preserving the listed building and its features of special interest in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is concluded that the proposal would preserve the significance of the heritage asset. Therefore, the proposal is considered to comply with policy DP34 of the Mid Sussex District Plan, Policies HE4, HE5 and HE6 of the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Listed Building Consent is therefore recommended for approval, subject to appropriate conditions.

Decision: Permission

Case Officer: Andrew Horrell