

Delegated Decision
Sign off Sheet

	DM/25/0232		Caroline Grist
	Listed Building Consent		
	Partially demolish linked elements of burnt out 20th Century dwelling linked to Grade Two Listed Hall building and internal alterations of Grade Two Listed Hall building staircase, floor repairs and any associated wall finishes and ceiling finishes, linked to previous fire and water damage. Application for amendments to the scheme for the replacement extension previously approved under reference DM/24/1222 including: internal alterations, the addition of a new external door in the Hall House southern elevation, two dormer windows to the front roofslope and three rooflights in the rear roofslope.		
	Ormonde Hall, Cowfold Road, Bolney, Haywards Heath, West Sussex, RH17 5SE, ,		
	18 Mar 2025		30 Apr 2025
	Permission		12 May 2025
	13 May 2025		Caroline Grist

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	Stephen Ashdown		12 May 2025

MID SUSSEX DISTRICT COUNCIL

DM/25/0232

Ormonde Hall, Cowfold Road, Bolney, Haywards Heath, West Sussex, RH17 5SE,
Partially demolish linked elements of burnt out 20th Century dwelling linked to Grade Two Listed Hall building and internal alterations of Grade Two Listed Hall building staircase, floor repairs and any associated wall finishes and ceiling finishes, linked to previous fire and water damage. Application for amendments to the scheme for the replacement extension previously approved under reference DM/24/1222 including: internal alterations, the addition of a new external door in the Hall House southern elevation, two dormer windows to the front roofslope and three rooflights in the rear roofslope.

Mr Richard And Mrs Rachel Collins

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Conservation Officer

First Response

The historic core of Ormonde Hall consists of a Grade II listed 15th century timber framed farmhouse, which was altered during the 16th century, and again altered and greatly extended during the 1920s by the then owner S. Heywood Daly Butler. The very substantial extensions made at that time to the west end of the building were recently destroyed by fire, and planning permission and listed building consent subsequently granted in 2021 for their replacement with a reconfigured extension, including a glazed link to the thankfully largely undamaged listed building. These permissions were amended by further applications in 2023 and in 2024.

The planning and listed building consent applications relate to further potential amendments to the approved scheme for reconstruction, comprising to the original hall house:

- A new external entrance door to the southern elevation of the hall house (former farmhouse), adjacent to the previously approved glazed link to the rebuilt wing;
- Alterations to the stair balustrade within the hall house;
- Opening up of the eastern side of the fireplace within the hall house to create a dual aspect fireplace; and
- A new bathroom at first floor within the hall house.

Further amendments are proposed to the design of the rebuilt wing:

- The roof to the central projecting of the principal elevation amended from a hip to a gable;
- Addition of two flat roofed dormers to the front roof slope; and
- Addition of two conservation style rooflights to the rear roofslope.

These various amendments to the approved scheme were considered at pre-application stage. Further information was provided in respect of the works to the hall house, specifically in terms of the date and level of interest of the rear wing where the new bathroom is sited and of the fabric affected by the remaining internal alterations. This information is also included with the current applications, and confirms that only relatively modern fabric and room plans are impacted by the proposed works. Further, the proposed new external entrance door, whilst not in the original position, also affects only modern infill fabric, and has the benefit of at least restoring an entrance to the façade of the building. On this basis, the works to the hall house are not considered contentious.

The works to the rebuilt wing were also considered at pre-application stage and were not considered to harm the listed building or its setting.

The proposals are therefore 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.

Second Response

Just to confirm that on the basis that the above listed building consent is identical to the previous variation of condition application for amendments to the approved scheme my previous comments will apply.

PARISH COUNCIL OBSERVATIONS

No objection

INTRODUCTION

Listed building consent is sought to partially demolish linked elements of burnt out 20th Century dwelling linked to Grade Two Listed Hall building and internal alterations of Grade Two Listed Hall building staircase, floor repairs and any associated wall finishes and ceiling finishes, linked to previous fire and water damage. Application for amendments to the scheme for the replacement extension previously approved under reference DM/23/0814 including: internal alterations, the addition of a new external door in the Hall House southern elevation, two dormer windows to the front roofslope and three rooflights in the rear roofslope.

RELEVANT PLANNING HISTORY

DM/15/1160 - Alterations and extension with associated landscaping works and garage. Permission.

DM/15/1165 - Alterations and extension with associated landscaping works and new detached four bay garage. Permission.

DM/16/1134 - Discharge of planning condition nos. 3,4 and 5 relating to listed building consent application DM/15/1165. Permission.

DM/18/2105 - Discharge of conditions 2, 3, and 4 relating to planning reference DM/15/1160. Permission.

DM/19/4798 - Demolition of 4 chimneys on 20th Century part of the property as they are unsafe following the gutting of the building by fire. Permission.

DM/21/2193 - Demolition of existing 20th Century burnt out house attached to 15th Century Grade II Listed Hall/Barn and erection of a replacement 2 Storey House with a single storey frameless glass link between replacement house and Grade II Listed Hall/Barn. In addition a detached Triple Garage is proposed. Permission.

DM/21/2197 - Application to partially demolish linked elements of burnt out 20th Century Dwelling linked to Grade Two Listed Hall building and internal alterations of Grade Two Listed Hall building staircase, floor repairs and any associated wall finishes and ceiling finishes, linked to previous fire and water damage. Permission.

DM/23/0814 - Application to partially demolish linked elements of burnt out 20th Century Dwelling linked to Grade Two Listed Hall building and internal alterations of Grade Two Listed Hall building staircase, floor repairs and any associated wall finishes and ceiling finishes, linked to previous fire and water damage. Application for amendments to the design of the scheme for the replacement extension previously approved under references DM/21/2193 and DM/21/2197. Permission.

DM/23/0817 - Variation of Condition 1 relating to planning reference DM/21/2193. Permission.

DM/23/3184 - Variation of condition no. 1 of planning application DM/23/0817 - to allow for the substitution of the approved drawings of the detached garage to provide a revised design. Permission.

DM/24/1222 - Alter the previously approved Bricks under application DM/23/0814 to "Partially demolish linked elements of burnt out 20th Century dwelling linked to Grade Two Listed Hall building and internal alterations of Grade Two Listed Hall building staircase, floor repairs and any associated wall finishes and ceiling finishes, linked to previous fire and water damage. Application for amendments to the design of the scheme for the replacement extension previously approved under references DM/21/2193 and DM/21/2197. Permission.

DM/24/1225 - Variation of condition no 1 and 3 of planning application DM/23/3184 - to allow for amended plans. Permission.

DM/25/0218 - Variation of condition No: 1 relating to planning application DM/24/1225 to allow for the substitution of the approved plans. Permission.

SITE AND SURROUNDINGS

The application site is located within the countryside with the built-up area boundary of Bolney being located some 870 metres to the east of the application site.

Ormonde Hall is a Grade II listed 15th century timber framed building situated in a rural position outside Bolney. A very substantial extension was added to the building during the 1920s- this wing was extensively damaged by fire during the late 20th century.

The site is currently a building site with the dwelling approved under DM/21/2193 being constructed. The surrounding boundary treatment consists of significant tree lines and hedgerows. The site is accessed through a private road located to the north and west of the site which leads to Cowfold Road which is located to the south of the site.

APPLICATION DETAILS

Listed building consent is sought to make changes to previously approved works. Planning permission and listed building consents were granted in 2021 for a reconfigured, replacement extension, following the fire. These permissions were amended by further applications in 2023 and in 2024, with the last listed building consent granted under application DM/24/1222.

The proposed changes consist of:

- New external door to southern elevation of original dwelling,
- Alterations to stair balustrade of original dwelling,
- Opening of the eastern side fireplace of original dwelling,
- New bathroom at first-floor of original dwelling,
- Altered roof to central projecting of the principal elevation amended from a hip to a gable of approved dwelling,
- Two flat roofed front dormers at approved dwelling, and
- Two rooflights to the rear roof slope at approved dwelling.

It should be noted that works to implement planning permission DM/24/1225 have taken place on the site however, the building is not considered to be substantially complete.

An associated application for planning permission, through an application to vary the conditions of DM/24/1225, was granted consent under DM/25/0218.

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 Allocations Document (DPD) and Bolney 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 Development Plan Document (DPD)

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

There are no relevant policies.

Bolney Neighbourhood Plan

The Bolney Neighbourhood Plan was formally made on 21st September 2016.

BOLD1 - Design of New Development and Conservation

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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:

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

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states *'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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 relates, in part, to development affecting listed buildings:

'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'.*

Paragraphs 212 - 216 of the NPPF states:

'212. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Principle DG49 of the Mid Sussex Design Guide establishes principles for domestic extensions:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.

In terms of roof works, principle DG52 sets out:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors'.

The application has been reviewed by the Conservation Officer, who has provided comments on the proposed works. It has been advised that relevant information has been submitted to support the latest scheme, which confirms that only relatively modern fabric and room plans are impacted by the proposed works. Furthermore, the proposed new external entrance door, whilst not in the original position, also affects only modern infill fabric and has the benefit of restoring an entrance to the façade of the building. On this basis, it has been advised that the works to the hall house are not considered contentious. Additionally no objection is raised to the works to the re-built wing and the development is not concluded to result in an harmful impact to the listed building or its setting.

It is therefore concluded that the proposed works would preserve the special interest of the listed building and would therefore comply with policy DP34 of the Mid Sussex District Plan, policy BOLD1 of the Bolney Neighbourhood Plan and the relevant provisions of the NPPF.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal would accord with the requirements of policy DP34 of the Mid Sussex District Plan and policy BOLD1 of the Bolney Neighbourhood Plan. The proposal is therefore considered to be acceptable.

Decision: Permission

Case Officer: Caroline Grist