

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0854	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Proposed insertion of 2 rooflights in southern roofslope		
Site:	Great Thorndean Barn, Slough Green Lane, Warninglid, Haywards Heath, West Sussex, RH17 5SL, ,		
Validation Date	12 May 2025	Overall Expiry Date:	12 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Aug 2025
Target Date:	7 Jul 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	19 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0854

**Great Thorndean Barn, Slough Green Lane, Warninglid, Haywards Heath, West Sussex, RH17 5SL,
Proposed insertion of 2 rooflights in southern roofslope
Mr J Clarke**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Conservation Officer

First Response

Great Thorndean Barn is a Grade II listed 17th century barn, located within a historic farmstead in a rural position to the east of Warnliglid. Within the farmstead, there is also a Grade II listed former farmhouse, and a curtilage listed former dairy (both in separate ownership). The barn has been converted for residential use following the granting of planning and listed building consent in 2017, amended by applications granted in 2022.

The current proposal is for the introduction of three rooflights to a range attached to the south eastern corner of the barn, now in use as the kitchen. This range is historic; it dates from the 19th century and was originally used as a cowshed. It makes a positive contribution to the special interest and narrative of the building, and of the development of the farmstead and its agricultural practice over time. The alterations approved to this structure as part of the conversion works were carefully considered in order to ensure that this significance was preserved.

Historic England has published relevant guidance on the conversion of agricultural buildings ([link below](#)). This notes at page 28 that: 'One of the most sensitive issues with any farm building adaptation is the insertion of roof lights. Farm buildings rarely had any form of glazing at roof level, though sometimes glazed tiles or slates were used. Numerous new roof lights poorly positioned can have an intrusive impact...'

The proposed rooflights are significant in scale (938 x 1398mm) and would result in the loss of a correspondingly significant amount of historic fabric from the roof of the building, which is considered contentious. They would also, because of their size and number, be in my opinion unduly visually prominent within the roof slope. For these reasons, I would consider the current proposal to be contrary to the requirements of District Plan Policy DP34, as well as the HE guidance mentioned above.

It is also contrary to the requirements of Design Principle DG53: Principles for conversions of traditional buildings with heritage value, which states that: 'The primary objective of all conversions of traditional buildings must be to retain the character and appearance of the original building, and its defining architectural characteristics.'

In terms of the NPPF, I consider that the proposal will result in less than substantial harm to the special interest of the building, at around the low-mid range of that scale. Paragraph 215 will therefore apply.

Second Response

Great Thorndean Barn is a Grade II listed 17th century timber framed barn located in a rural position outside Staplefield. It is part of a historic farmstead which also includes the Grade II listed former

farmhouse, and the curtilage listed former dairy, both in separate ownership. Planning permission and listed building consent for the residential conversion of the barn were granted in 2017, and amended, partially retrospectively, in 2021, 2022 and 2023.

The current proposal relates to the installation of rooflights to a late 19th century single storey addition to the barn- probably originally a cow house- which is attached to its south eastern corner. The proposal has been amended on Officer advice to reduce the number and scale of the rooflights, which are now shown as a pair of modestly sized, conservation type rooflights. The impact on the fabric and appearance of the building is considered to be limited and on balance acceptable.

The proposal is 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.

PARISH COUNCIL OBSERVATIONS

None received.

INTRODUCTION

Planning permission is sought to insert two rooflights into the southern roofslope.

RELEVANT PLANNING HISTORY

DM/17/1837 - Demolition of buildings, conversion and alteration of buildings to form two dwellings and erection of car ports. Site address amended 22.05.2017 (previously given as Great Thorndean Farm). Permission granted 23.08.2017.

DM/17/1846 - Demolition of buildings, conversion and alteration of buildings to form two dwellings and erection of car ports. Site address amended 22.05.2017 (previously given as Great Thorndean Farm). Permission granted 23.08.2017.

DM/17/5102 - Discharge of conditions 3, 4, 5, 6, 8, 10 and 11 relating to DM/17/1837. Details approved 18.04.2018.

DM/17/5104 - Discharge of conditions 3, 4, 5, 6, 7, 8, and 9 relating to DM/17/1846. Details approved 18.04.2018.

DM/18/2672 - Alterations to approved planning application DM/17/1837 including additional windows, alterations to internal layout and relocation of the extension and car port. - Withdrawn - 21.09.2018.

DM/18/2673 - Alterations to approved planning application DM/17/1846 including additional windows, alterations to internal layout and relocation of the extension and car port. - Withdrawn - 21.09.2018.

DM/20/2681 - Conversion of Barn to residential. Refused 30.11.2020. Dismissed at appeal 09.08.2021.

DM/20/2688 - Conversion of Barn to residential. Refused 30.11.2020. Dismissed at appeal 09.08.2021.

DM/21/1245 - Non-material amendment relating to reference DM/17/1846 to allow for changes to fenestration. - Not Proceeded With - 23.04.2021.

DM/21/1714 - Variation of condition 2 relating to planning application DM/17/1846 to allow for amendments to approved plans with the plans submitted for this application (numbered CDMS-21002. 07,08,09 and 10). Amended plans and elevations received 25.06.2021 showing alterations to window and door openings, reduction in roof height of link extension and removal of proposed chimney. Heritage statement received 30.07.2021. Permission granted 22.09.2021.

DM/21/2919 - Variation of Condition 2 relating to planning reference DM/17/1837 to allow amendments to the list of approved drawings to allow for alterations to fenestration. Permission granted 28.10.2021.

DM/21/3687 - Repositioning of garage, changes to fenestration, alteration of the landscaping (from previously approved application DM/17/1837). As well as several internal alterations to the layout of the main dwelling, this includes the relocation of staircases, kitchen and downsizing the number of bedrooms from 6 to 5. Permission granted 06.06.2022.

DM/21/3694 - Repositioning of garage, changes to fenestration, alteration of the driveway surface, and landscaping (from previously approved application DM/17/1837). As well as several internal alterations to the layout of the main dwelling, this includes the relocation of staircases, kitchen and downsizing the number of bedrooms from 6 to 5. Permission granted 06.06.2022.

DM/22/2243 - Variation to conditions 3 and 4 of planning application DM/21/2919 (relating to planning application DM/17/1837) for alterations to materials. Permission granted 8.09.2022.

DM/22/2362 - Variation of conditions 2 and 3 of application DM/21/1714 - to allow for amendments to the list of approved materials attached in this application. Change style of front door. Permission granted 08.09.2022.

DM/22/2018 - Please note amended address and description: Variation of condition 5 of planning application DM/22/2243 - to allow a different finish to the courtyard. Updated landscaping plan received. Permission granted 08.11.2022.

DM/23/0971 - Variation of Condition 2 (drainage) and Conditions 5 and 6 (landscaping) of planning application DM/22/2018 (relating to planning application DM/17/1837). Permission granted 04.09.2023.

DM/25/0596 - Vary condition 1 (Approved Plans) and removal of condition 11 (bin store) of planning permission DM/23/0971 to allow for proposed changes to car port (to be predominantly wood clad and storage to run the length of car port). Permission granted 06.05.2025.

DM/25/0855 - Proposed insertion of 2 rooflights in southern roofslope. Pending consideration.

SITE AND SURROUNDINGS

The application site consists of Great Thorndean Barn, a grade II listed barn, that has been converted to form residential accommodation. To the southwest of the listed barn lies The Old Dairy; a brick built building that was constructed between 1843 and 1874 and is considered to be curtilage listed. Conversion works to convert Great Thorndean Barn into a residential dwelling have been undertaken.

The buildings are nestled within a cluster of buildings and are accessed via a private track to the south of Slough Green Lane. A grade II listed property, Great Thorndean Farmhouse, lies further to the north east, with Oakwood House lying further east, to the east of the access track. Agricultural land lies to the west of the site with land levels of the adjoining field rising westwards. To the south west, the adjoining property at Great Thorndean Farm Gables is situated at a higher level.

The site was subdivided and sold separately prior to conversion works taking place and consequently the buildings at Great Thorndean Barn and The Old Dairy lie in separate ownership.

In terms of planning policy, the site lies within the countryside and the High Weald Area of Outstanding Natural Beauty.

APPLICATION DETAILS

Planning permission is sought to insert rooflights into the southern roofslope of the building, The application, as submitted, sought to install three rooflights, but this has been reduced to two during the course of the application. These rooflights have also been reduced in size and are to be top hung, heritage, conservation roof windows.

An associated application for listed building consent is being considered under reference DM/25/0855.

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 Ansty and Staplefield Neighbourhood Plan and Site Allocations Development Plan Document.

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:

DP12 - Protection and enhancement of the countryside

DP16 - High Weald Area of Outstanding Natural Beauty

DP26 - Character and Design

DP34 - Listed Buildings and Other Heritage Assets

Site Allocations Development Plan Document

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.

Ansty and Staplefield Neighbourhood Plan

The Ansty and Staplefield Neighbourhood Plan was formally made on 2nd February 2017.

Relevant policies:

AS3 - High Weald Area of Outstanding Natural Beauty

Other Legislation

Countryside and Rights of Way Act (CRoW) 2000

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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPC1 - Protection and Enhancement of the Countryside
DPC4 - High Weald Area of Outstanding Natural Beauty
DPB1 - Character and Design
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.

High Weald AONB Management Plan 2024 - 2029

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Impact on the countryside and the High Weald Area of Outstanding Natural Beauty

The proposed development is located within the countryside, therefore policy DP12 of the District Plan is relevant. The principal aim of Policy DP12 of the District Plan states the

'countryside will be protected in recognition of its intrinsic character and beauty.'

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to *'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'*. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to *'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs*. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.'

Policy DP16 of the Mid Sussex District Plan relates to the AONB and states that:

'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular:

- o the identified landscape features or components of natural beauty and to their setting;*
- o the traditional interaction of people with nature, and appropriate land management;*
- o character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and*
- o the conservation of wildlife and cultural heritage'.*

This is reflected in the High Weald Management Plan and policy AS3 of the Ansty and Staplefield Neighbourhood Plan.

The application site is located in an existing pocket of development located to the south of Slough Green Lane. It is proposed to install two rooflights into an existing dwelling and, as such, the proposal would not form an isolated development within the wider landscape. The proposal would not have any adverse impact on the landscape quality of the AONB or the character of the countryside, due to it being viewed in context with existing built form of the dwelling. As such the proposal would comply with the requirements of policies DP12 and DP16 of the District Plan, policy AS3 of the Neighbourhood Plan, The High Weald Management Plan and paragraph 189 of the NPPF.

Design and impact on listed buildings

Great Thorndean Barn is a grade II listed building and The Old Dairy building is considered to be curtilage listed.

In considering whether to grant planning permission for development which affects a listed building or its setting, section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, the local planning authority or, as the case may be, the Secretary of State shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This stance is reflected under policy DP34 of the District Plan which states in part that '*development will be required to protect listed buildings and their settings*'.

Policy DP34 of the District Plan is relevant to listed buildings and 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;*
- 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.'*

Policy DP26 of the Mid Sussex District Plan relates to design and states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*

- o *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o *positively addresses sustainability considerations in the layout and the building design;*
- o *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- o *optimises the potential of the site to accommodate development.'*

The Mid Sussex Design Guide SPD also provides advice for works to dwellings. Principle DG52 relates, in part, to rooflights:

'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'.

In addition, paragraph 6.3.8 states:

'Rooflights that follow the roof profile can be an appropriate substitute for a dormer where it is important to retain the profile of the roof slope or avoid a dormer that break the eaves line. Care though needs to be taken to avoid them dominating the roof. Rooflights are best designed with a slender-profile that are flush with the roof slope'.

Principle DG53 establishes principles for the conversion of traditional buildings with heritage value:

'The primary objective of all conversions of traditional buildings must be to retain the character and appearance of the original building, and its defining architectural characteristics'.

Great Thorndean Barn is a Grade II listed 17th century barn, located within a historic farmstead in a rural position to the east of Warnliffid. Within the farmstead, there is also a Grade II listed former farmhouse, and a curtilage listed former dairy (both in separate ownership). The barn has been converted for residential use following the granting of planning and listed building consent in 2017, amended by applications granted in 2022.

Planning permission was originally sought to install three rooflights into the south eastern corner of the barn, which is used as a kitchen. The Conservation Officer has advised that this range is historic, dating from the 19th century and originally used as a cow shed. As such it is considered to make a positive contribution to the special interest and narrative of the building.

Concern was originally raised regarding the scale of the rooflights, which would result in a considerable loss of historic fabric, as well as their prominence on the roofslope. It was therefore advised that this proposal would result in less than substantial harm to the special interest of the listed building.

Revised plans and additional information were therefore supplied in response to these concerns. This has resulted in the number and size of the rooflights being reduced and details have been provided in relation to the impact of the work on the fabric of the building, including the rafters, and the type of rooflights proposed. This has been reviewed by the Conservation Officer, who has concluded that the scheme now presents a pair of modestly sized, conservation type rooflights. It is now advised that the impact on the fabric and appearance would be limited and, on balance, acceptable.

From a design perspective, it is considered that the original drawings showed rooflights that would appear large and dominant on the roofslope and would not be consistent with the requirements of the Design Guide. The revisions made have resulted in the addition of more proportionate rooflights that would not significantly detract from the character of this historic building.

It is therefore considered that the proposal would be acceptable in terms of the impact to the listed building and in design terms. The proposal would therefore accord with policies DP26 and DP34 of the Mid Sussex District Plan on these matters.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan seeks to ensure that development:

'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'

With regards to neighbouring amenity, the proposal does not seek to enlarge the building and, as such, there would not be a loss of light or outlook to neighbouring properties. Due to the revised scale and form of the rooflights and their positioning, it is considered that they would not result in a significant level of overlooking towards The Old Dairy.

Given the residential nature of the proposed development there would not be any significant harm regarding noise, air or light pollution.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal would accord with the requirements of policies DP12, DP16, DP26 and DP34 of the Mid Sussex District Plan and policy AS3 of the Ansty and Staplefield Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist