

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1637	Case Officer:	Catherine Cardin
Application Type:	Listed Building Consent		
Proposal:	Reinstatement of an existing kitchen and surrounding spaces recently damaged by fire. Replacement of external windows. Removal of 5 external roof lanterns and replacement with new flat roofs.		
Site:	Worth School, Paddockhurst Road, Turners Hill, Crawley, West Sussex, RH10 4SD, ,		
Validation Date	30 Jun 2025	Overall Expiry Date:	1 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Aug 2025
Target Date:	25 Aug 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	20 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1637

**Worth School, Paddockhurst Road, Turners Hill, Crawley, West Sussex, RH10 4SD,
Reinstatement of an existing kitchen and surrounding spaces recently damaged by fire.
Replacement of external windows. Removal of 5 external roof lanterns and replacement with new
flat roofs.**

Mr Matthew Tyler Smith

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer

Worth School is a Grade II listed building, a former country house now private school, dating originally from 1865-97 and located in a rural position. There are a number of other Grade II listed buildings in its close vicinity, including the former stables building to the north, the carriage gateways to the west, and the Abbey Church to the east.

The current proposal relates to works primarily to the school kitchen, which is within the main building, and which recently suffered a fire. The works including stripping out and deep cleaning of the area, with asbestos removal, reinstatement of finishes and equipment, and some alterations including minor changes to the plan form, replacement of windows, and removal of roof lanterns. To consider these works in turn:

- The area affected by the fire appears to have retained little in the way of historic features or finishes of interest, having been much altered to allow for the installation of the previous kitchen. The stripping out of fire damaged finishes, light fittings etc. will therefore not result in harm to the special interest of the listed building. It is noted that one surviving area of original tiling will be retained.
- The deep cleaning appears again to largely affect areas of relatively little interest and as such I would not consider it contentious, in the context of the necessity of remedial action.
- Details of the programme of asbestos removal have been provided and are not considered contentious.
- The reintroduction of catering equipment is not considered problematic, given the previous condition of the spaces.
- The proposed alterations to the plan form are relatively minor, and although there will be some limited impact on historic fabric this is not considered to be harmful to the special interest of the building.
- The replacement of the modern windows noted is not considered contentious.
- The removal of the glazed roof lanterns to the flat roofed structure above the side corridor is not considered contentious, and should enhance the appearance of this part of the building.
- The replacement of uPVC rainwater goods with painted metal is welcomed.

In summary, the works as carried out and proposed are in my opinion not contentious in terms of the impact on the listed building. The proposal meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

PARISH COUNCIL OBSERVATIONS

No comment received.

INTRODUCTION

Listed building consent is sought for the reinstatement of an existing kitchen and surrounding spaces recently damaged by fire, the replacement of external windows, and the removal of 5 external roof lanterns and replacement with new flat roofs.

RELEVANT PLANNING HISTORY

There is substantial history to the site but none of direct relevance to this application.

SITE AND SURROUNDINGS

The application site forms part of a monastery and Roman Catholic school campus which includes a number of listed buildings. To the east are the 'Former Stables at Worth Abbey', which are listed at Grade II. To the south are 'Worth Abbey' house and 'Worth Church' further to the south-east, which are also Grade II listed. Further south-west are Grade II listed gates. Immediately to the west is Gervase House, formerly the farmhouse of Paddockhurst Farm, a non-designated heritage asset (NDHA).

Adjoining the site to the north is the Sports Hall, a more utilitarian modern building, and immediately south is a Classroom Block and Library set over 2/3-storeys.

The application site is located on the northern part of the campus immediately south of the B2110 Paddockhurst Road and just east of the bridge crossing this road. The campus is located some distance west from Turners Hill village, within the countryside and the High Weald Area of Outstanding Natural Beauty.

APPLICATION DETAILS

The application seeks to reinstate a school kitchen, recently damaged by a fire. This includes stripping out and deep cleaning the area, with asbestos removal, reinstatement of finishes and equipment, and some alterations to the plan form.

The application also seeks to replace 3 no. high-level external windows to the kitchen/bakery on the ground floor with fire rated windows to match existing. These would be sited within an internal courtyard.

It is also proposed to replace 1 no. existing high-level window between the kitchen and refectory on the ground floor with a new fire rated window to match the existing. This would be sited within an internal courtyard.

In addition, it is proposed to remove 5 no. roof lanterns and replace these with new flat roofs.

The application is accompanied by a Design, Access and Heritage Statement.

An application for planning consent is being considered for these works under DM/25/1636.

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 Turners Hill 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

Turners Hill Neighbourhood Plan made in 2016.

Relevant policies:

THP8: Countryside Protection

THP9: Worth Abbey and Worth School

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 in this instance is the impact on the listed building.

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.*'

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, Worth School, is a grade II listed building located outside the built up area of Turners Hill.

The proposal has been considered by the Conservation Officer. The Conservation Officer concludes that the proposal will not affect the historic fabric of the building and that the proposed works are relatively minor and not contentious.

Your Planning Officer agrees with this assessment and 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 be preserved 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