

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2932	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Internal alterations, new wood burning stove with flue fed to external south elevation, installation of 2no. conservation roof lights to rear roof slope and conversion of detached outbuilding to provide self-contained ancillary accommodation		
Site:	Lime Grove Barn, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AJ, ,		
Validation Date	14 Nov 2025	Overall Expiry Date:	7 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Jan 2026
Target Date:	9 Jan 2026	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	7 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2932

**Lime Grove Barn, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AJ,
Internal alterations, new wood burning stove with flue fed to external south elevation, installation
of 2no. conservation roof lights to rear roof slope and conversion of detached outbuilding to
provide self-contained ancillary accommodation
Mrs Emma Dunkin**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Conservation Officer - No objection, recommends conditions
Southern Water - no objection

PARISH COUNCIL OBSERVATIONS

Ansty and Staplefield Parish Council have no objection subject to stipulation of retention of the curtilage.

INTRODUCTION

Internal alterations, new wood burning stove with flue fed to external south elevation, installation of 2no. conservation roof lights to rear roof slope and conversion of detached outbuilding to provide self-contained ancillary accommodation.

RELEVANT PLANNING HISTORY

DM/19/0846 - Existing Lawful Development Certificate to regulate the use of the converted barn as an independent dwelling house. Granted

DM/20/0524 - Partially retrospective approval for works carried out at in relocating the existing kitchen into utility room. Removal of the existing kitchen units within the main barn area. Painting of all external window frames to the property in black, from their current light brown wood stain. Granted

DM/20/2609 - Retrospective application for the erection of a 1.8m close boarded fence to the western boundary (within the curtilage of a listed building). Granted

DM/22/0531 - Internal alterations, new wood burning stove installed with flue fed to external South elevation. Installation of 2 No. conservation roof lights to rear roof slope (Amended plans received 10/06.2022 and 14/06/2022). Granted

DM/22/0530 - Internal alterations, new wood burning stove installed with flue fed to external South elevation. Installation of 2 No. conservation roof lights to rear roof slope (Amended plans received 10/06.2022 and 14/06/2022). Granted

DM/25/2934 - Internal alterations, new wood burning stove with flue fed to external south elevation, installation of 2no. conservation roof lights to rear roof slope and conversion of detached outbuilding to provide self-contained ancillary accommodation. Under Consideration

SITE AND SURROUNDINGS

The property consists of Lime Grove Barn a Grade II listed building located on the western side of Cuckfield Road, within the countryside.

The locality is characterised by be loose knit sporadic development which largely consists of residential properties, with large areas of open fields and woodland which contribute to the rural character of the locality. The application property has been previously converted to a residential dwelling, however, maintains the character and appearance of the original agricultural barn. The building is set back from the highway with mature front boundary planting which partly obscures the building from public view. The main portion of the barn has a two storey form with a pitched barn hip roof with a front catslide roofslope with pitched roof front and rear projections. The building is constructed in brick, portions of black timber weatherboarding, plain roof tiles and black timber fenestration.

To the west of the property is Legh Manor, at Grade II listed 16th century timber framed and benefits from an in-out access to the north of the application property.

APPLICATION DETAILS

The proposal includes the installation of a wood burning stove withing the south-western corner of the lounge with an external flue along the southern elevation. The proposal also includes 2 No. rooflights to the rear roofslope of the building which would serve the first floor bedrooms.

The proposal also includes the conversion of an existing outbuilding to form a 2 No. bedroom annexe, with no kitchen facilities. The alterations to the building would include insertion of internal walls, changing an existing window to French doors and reinstatement of 6 No. rooflights.

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 DPD and Ansty and Staplefield 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:

DP12 - Protection and Enhancement of Countryside
DP26 - Character and Design
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.

Ansty and Staplefield Neighbourhood Plan (made February 2017)

None relevant

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

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.

National Planning Policy Framework (NPPF) (December 2024)

National Planning Policy Guidance

Other Planning Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Impact on the Listed Building and Conservation Area
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Impact on the Conservation Area

S.66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission 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.'

Paras 205, 212-215 of the NPPF state:

'205. 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.

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.'

Policy DP34 of the District Plan is relevant and states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- 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;*
- 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;*
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- 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;*
- Special regard is given to protecting the setting of a listed building;*
- 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 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:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*

- 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;
 - creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
 - protects open spaces, trees and gardens that contribute to the character of the area;
 - protects valued townscapes and the separate identity and character of towns and villages;
 - 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);
 - creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
 - incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
 - positively addresses sustainability considerations in the layout and the building design;
 - 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;
- optimises the potential of the site to accommodate development."

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.'

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric. There may be potential to introduce a new character / development form and massing:

- On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.
- In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.'

Principle DG52 relates to roof enlargements and alterations and states: '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 Council's Conservation Officer has been consulted on the application and has provided the following comments:

'Lime Grove Barn is a Grade II listed building dating from the 18th century. The list description describes it as a stables with hayloft above and a one storey wing to the east- we have little further detail within the submitted heritage statement, and no historic building survey. Consent was granted for the conversion of the building in 1995. The building is located in close proximity to Legh Manor, a Grade II listed building dating originally from 1540-1550 and restored by Lutyens in 1917. This building was originally the dower house for the nearby, now lost, manor house, but became successively a farmhouse and later a country residence. The farmstead associated with the farm included Lime Grove Barn, and the buildings have group value.'

The current proposal relates to alterations to the main building and to an outbuilding to the northwest. The works to the main building are identical to those approved by DM/22/0530 and 0531- as such, they are not considered contentious, and I will not discuss them further here.

With respect to the works to the outbuilding, I would first note that the submitted heritage statement is inadequate in that it does not discuss the age or level of interest of the outbuilding concerned, or its contribution to the special interest of Lime Grove Barn. I would suggest that this is addressed.

The proposed works themselves to this building comprise installation of rooflights, alterations to window and door openings, and installation of partitions and of insulation.

From the limited information in front of us, and from a brief historic map regression exercise, it would appear that the outbuilding dates from the late 19th or early 20th century. It is of brick construction with a pitched tiled roof. It retains a broadly agricultural character, although it has been altered both externally and internally, including by the changes to window and door openings, introduction of rooflights which were subsequently tiled over, and boarding out of the roof internally.

In terms of the current proposals, some aspects of the works affect fabric already altered - for example, four of the six rooflights shown are to existing openings which have been tiled over externally, and the proposed enlargement of window and door openings to the southern elevation will reinstate these to their previous dimensions, as demonstrated by existing sills and brick infill. These aspects of the proposal are not considered contentious.

In respect of the detail of the new or altered windows and doors, I note that the proposed plans indicate the use of black uPVC windows and doors to match the existing to the main house. If uPVC windows are present to the listed building, these would appear to have been installed without consent, as a 2020 partially retrospective approval refers to painting all of the windows to the property black, from a previous brown wood stain, and describes the existing windows as being of timber. I would suggest that this is clarified, and the plans updated. In any case, the installation of uPVC windows to the annexe will not be considered acceptable, as this is not an appropriate material for use in the context of a listed building. Painted timber to match existing will be a more acceptable alternative- again, the plans should be updated to reflect this. I would also recommend that the design of the door to the western end elevation is amended to remove the glazed light, which gives an inappropriately domestic appearance. The existing door could be retained, or a similar planked timber replacement installed if necessary.

In terms of the internal alterations, the proposed partitioning is not considered contentious given the existing altered character of the internal spaces, and nor is the enlargement of the hatch opening to the existing dividing wall.

The proposed insulation to the underside of the roof, and the lining out of the brick walls to the property are not considered contentious in the context of the existing boarding to the roof, subject to detail. I would however suggest that the existing internal partition which is of painted brick should be retained as uncovered brickwork, to retain some part of this aspect of the building's more historic internal character. It would be helpful if the plans should be annotated to confirm this. The existing floor surfacing appears to have been altered at least in part, so that the introduction of a floating floor here is not considered contentious.

In summary, although the principle of the proposal is not considered contentious, further information and some revisions will be necessary to ensure that the work preserves the special interest of the curtilage listed building and the setting of Lime Grove Barn.'

Following these comments further information to address the questions raised have been received and considered acceptable. In addition to this, the kitchen of the annexe was removed to ensure that there would be reliance on the main dwellinghouse.

The proposed alterations to the dwellinghouse are considered to be of a size, form and design that would in proportion and appropriate to the character and appearance of the building. The proposed external alterations would not be highly visible from the streetscene, due to the minor nature of the external works and the position to the rear of the building.

The conversion and associated works are considered to be proportionate and appropriate to the existing outbuilding and its relationship with the host listed building. The proposed alterations would retain the

existing ancillary character of the building and would preserve the special interest of the curtilage of the listed building and the contribution it makes to the setting of the host listed building. It is therefore considered, with suitable conditions, the proposal would not have an impact on the character and appearance of the area or the special interest of the listed building.

Impact on neighbouring properties

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);*'

To the southern side is Legh Manor Barn, which is some 8.9 metres from the application dwelling with a mature boundary hedge in between. To the west is Legh Manor, which would be some 70 metres from the proposed works. It is considered that given the nature of the proposal and the separation distances to the neighbouring properties the proposal would not cause harm to the amenities of these neighbours.

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.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of the impact to the listed buildings and character of the locality; and would not cause harm the amenities of neighbouring properties. Therefore the proposal complies with Mid Sussex District Plan policies, DP26 and DP34, the relevant provisions of the NPPF, and the Listed Building and Conservation Area (LBCA) Act 1990. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Katherine Williams