

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1411	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Internal alterations and reconfiguration works, insertion of 3no. new roof windows, insertion of new French doors to replace existing window opening, reinstatement of original window configuration to front facade, reinstatement of chimney to front roof slope and other related minor amendments throughout.		
Site:	8 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RU, , ,		
Validation Date	9 Jun 2025	Overall Expiry Date:	11 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Aug 2025
Target Date:	4 Aug 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	13 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1411

8 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9RU, ,
Internal alterations and reconfiguration works, insertion of 3no. new roof windows, insertion of new French doors to replace existing window opening, reinstatement of original window configuration to front facade, reinstatement of chimney to front roof slope and other related minor amendments throughout.

Lisa And Andrew De Sallis

SUMMARY OF REPRESENTATIONS

The Hurstpierpoint Society stated that they strongly support the application and note that the plans have been carefully and thoughtfully set out respecting the contribution that the property makes to the street scene.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

'The proposal has been amended since the scheme seen at pre-application stage, and is now considered to preserve the special interest of the listed building. Aspects of the proposal such as the potential reinstatement of features to the façade of the building, the chimney at roof level and the barrel chute to the undercroft, as well as the rationalisation of the pipework to the rear elevation are considered positively beneficial in these terms (although please see below w.r.t window detail). The proposed metal framed window and doors to the rear lean-to might in other circumstances be considered potentially unsympathetic in terms of material- painted timber might be the more obvious choice- but given the already altered nature of this part of the building (for example the non-original window and opening to the side) and its rather ancillary, utilitarian nature, this aspect of the proposal is considered on balance acceptable.

There is one area where an amendment would be required, although this could potentially be secured by condition- the submitted window detail to the proposed replacement sash windows to the front elevation shows applied glazing bars with spacers, which would not be acceptable. Whilst we would not object to slim-line double glazing, the windows should have functional glazing bars.

Internally, the proposed works are quite limited and are respectful of the historic fabric and plan form. The proposed bathroom reconfigurations at first and second floor affect areas where the plan form of the building has already been altered by a previous creation of through-routes to the attached neighbour, which have now been blocked. This aspect of the proposal is not considered contentious.

Subject to the above amendment to the sash window detail, the proposal is therefore considered to preserve the special interest of the listed building and the character and appearance of the Hurstpierpoint Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- *Rooflights to be flush-fitting, metal framed conservation style rooflights*
- *New rainwater goods and other external pipework to be of painted metal*
- *Also potentially the amending condition in respect of the front sash windows, unless revised plans are received.'*

HURSTPIERPOINT AND SAYERS COMMON PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

This application seeks planning permission for internal alterations and reconfiguration works, insertion of 3 no. new roof windows, insertion of new French doors to replace existing window opening, reinstatement of original window configuration to front façade, reinstatement of chimney to front roof slope and other related minor amendments throughout.

RELEVANT PLANNING HISTORY

HP/065/78 - Change of use. Conversion of existing coach house into a house. Permission 1978-10-03

DM/25/1412 - Internal alterations and reconfiguration works, insertion of 3no. new roof windows, insertion of new French doors to replace existing window opening, reinstatement of original window configuration to front facade, reinstatement of chimney to front roof slope and other related minor amendments throughout. Pending Consideration

SITE AND SURROUNDINGS

The application site is located within the built-up area of Hurstpierpoint. Neighbouring dwellings are located to the north, south and east, whilst the highway is to the west. The dwelling is set back from the highway by an area of private amenity space. It is also within the Hurstpierpoint Conservation Area.

The site is a residential, three storey, Grade II listed building which is a former coaching inn dating from the early 19th century. One half of the ground floor occupied by a carriage archway giving access to the rear of the building. It is located in a prominent position near to the road junction between the High Street, Cuckfield Road and Brighton Road, at the western end of the village.

APPLICATION DETAILS

This application seeks planning permission for the following:

- Replacement of the existing front door (which will be fixed shut), new lights installed including a lantern, removal of the existing non-original shop front signage, and enlargement of the window openings at first floor to allow reinstatement of sash windows of the original proportions;
- Reinstatement of a chimney stack to the roof which has been previously removed;
- To the undercroft/side elevation, installation of a new mechanical extract vent at high level, reconstruction of the main entrance step; reinstatement of the barrel chute with a frameless glass insert, lifting and relaying of the tiles to allow for altered drainage runs, installation of an outside tap, and to the side of the rear-lean to enlargement of a window opening to allow for metal framed French windows;
- To the rear elevation of the lean-to an existing solid door is proposed to be replaced with a glazed door to match the proposed French windows to the side and the WC window also replaced to match, two new rooflights to the rear lean-to roof and one to the main roof, and reconfiguration and simplification of rainwater and soil pipes;
- At cellar level new free-standing utility units with drainage pipework located adjacent to existing pipework;
- At ground floor level internally a new kitchen with associated works including partial opening up of the chimney breast, a new fire door to the staircase hallway, blocking of one window to the WC, and replacement of the second as above;
- At first floor level reconfiguration of the bathroom and adjacent space to enlarge the bathroom, and new fittings, blocking of a doorway to the main front reception room and reinstatement of a hearth with a wood burning stove, with also to this room new shelving and wall panelling and replacement of non-original skirting and architraves;
- At second floor level reconfiguration of the bathroom and adjacent space as at first floor;
- At loft level a new boiler vented through a tile vent to the rear roofslope; and
- Generally throughout the building removal of woodchip wall covering by steaming to prevent damage to underlying fabric, and rewiring and new light fittings again avoiding damage to historic fabric.

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 Hurstpierpoint and Sayers Common 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:

DP26 - Character and Design

DP34 - Listed Buildings and Other Heritage Assets

DP35 - Conservation Area

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.

Hurstpierpoint and Sayers Common Neighbourhood Plan

There are no relevant policies

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

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 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:

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.

ASSESSMENT

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

- Design, Character and Impact on Listed Building
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Character and impact on Heritage Assets

With regards to design and character, Policy DP26 of the Mid Sussex District Plan states (in part):

'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); '*

As the building is Grade II listed, the LPA is under a duty by virtue of s.66 (1) of the Listed Building and Conservation Area (LBCA) Act 1990 (Decision on application), *'to 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 (in part):

'Listed Buildings 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.*

As the site lies within Hurstpierpoint conservation area, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

This stance is reflected under policy DP35 of the District Plan, relating to Conservation Areas, which states in part that:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;'

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

The NPPF states that 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.

Paragraphs 212 - 215 of the NPPF state:

'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.'

The proposed external works are considered to be of a design, character and appearance that would be preserve the special interest of the listed building. The council's Conservation Officer has commented on the application and advised that the proposal would preserve the special interest of the listed building.

She stated that, *'Aspects of the proposal such as the potential reinstatement of features to the façade of the building, the chimney at roof level and the barrel chute to the undercroft, as well as the rationalisation of the pipework to the rear elevation are considered positively beneficial in these terms'. She also noted that, 'There is one area where an amendment would be required, although this could potentially be secured by condition- the submitted window detail to the proposed replacement sash windows to the*

front elevation shows applied glazing bars with spacers, which would not be acceptable. Whilst we would not object to slim-line double glazing, the windows should have functional glazing bars.'

A recommendation was also made for the following conditions:

- *'Rooflights to be flush-fitting, metal framed conservation style rooflights*
- *New rainwater goods and other external pipework to be of painted metal*
- *Also potentially the amending condition in respect of the front sash windows, unless revised plans are received.'*

In support of the view of the conservation officer, the proposal is considered to protect and enhance the visual impact of the listed building and conserved the appearance and character of the conservation area. Therefore the proposal complies with policies DP26 DP34 and DP35 of the Mid Sussex District Plan.

Impact on Neighbouring Amenities

Policy DP26 in part 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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

Due to the nature of the proposed works, the proposal would have limited impact to the amenities of existing nearby residents and future occupiers. As such the proposal would thereby comply with policy DP26 in relation to the residential amenities.

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 is considered to preserve and protect the special interest of the listed building and it will not cause significant harm to the amenities of neighbouring occupiers. Therefore, the proposal complies with policies DP26, DP34 and DP35 of the Mid Sussex District Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and with the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Tracie Axford