

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0129	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Conversion and refurbishment of outbuilding for ancillary use.		
Site:	The Old Bakery, 65 And 65A High Street, Lindfield, Haywards Heath, West Sussex, RH16 2HN, ,		
Validation Date	21 Jan 2025	Overall Expiry Date:	21 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Mar 2025
Target Date:	18 Mar 2025	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	10 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0129

**The Old Bakery, 65 And 65A High Street, Lindfield, Haywards Heath, West Sussex, RH16 2HN,
Conversion and refurbishment of outbuilding for ancillary use.**

Mr Stephen Yeomans

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Conservation Officer - No objection, recommends conditions

Historic England - No comments to make, defer to LPA Conservation Officer

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application

INTRODUCTION

The application seeks planning permission for conversion/extension of part of stable in to a home office.

RELEVANT PLANNING HISTORY

05/01392/LBC - Provide new porch to rear elevation and replace existing dormer window with hipped and tiled roof. Refused

05/02641/LBC - Replacement of 4 No. (rear) defective windows. Refused

07/00175/LBC - Provide new porch to rear elevation, replace existing dormer window with hipped and tiled roof, and replacement windows. Granted

DM/23/2298 - Change of use from Class E to residential dwelling Class C3 to form part of the existing residential property. Proposed and retrospective internal and external alterations including rear gates. Granted

DM/23/2304 - Change of use from Class E to residential dwelling Class C3 to form part of the existing residential property. Proposed and retrospective internal and external alterations including rear gates. Granted

DM/25/0041 - Retrospective consent for the removal of paint finish from the brick plinth to front bay. Proposed external finish to brick plinth to front bay. Under Consideration

DM/25/0042 - Retrospective consent for the removal of paint finish from the brick plinth to front bay. Proposed external finish to brick plinth to front bay. Under Consideration

DM/25/0093 - Replacement front door. Under Consideration

DM/25/0130 - Conversion and refurbishment of outbuilding for ancillary use. Under Consideration

DM/25/0131 - Replacement front door. Under Consideration

SITE AND SURROUNDINGS

The application site is located on the western side of the High Street, within the built up area, Conservation Area, Archaeological Notification Area (Red- Historic Core of Lindfield) of Lindfield. The property is also located within an Article 4 direction, which restricts household permitted development rights in order to retain the character of the area.

The site comprises of No.s 65 and 65a High Street, which is now a single dwellinghouse following the conversion of the previous retail unit to form part of the residential unit, which was granted planning permission and listed building consent under applications DM/23/2304 and DM/23/2298. The property is Grade II* listed along with the attached neighbour No. 63 High Street and dates back to the early 14th century. To the rear of the building is an existing courtyard and outbuilding with the original Bakehouse building beyond, which has been converted with an extension to form a separate retail unit (DM/22/2133).

The property is positioned within the village centre of Lindfield, which is characterised largely by commercial ground floor units on both sides of the highway, with some residential properties in between. As the highway continues to the north the character of the streetscene changes to predominantly residential. The commercial aspect of the properties along High Street, along with the application properties forms part of the distinctive character of the village centre and this part of the Conservation Area.

The property has a pitched roof form which extends over the attached neighbour, No. 63 High Street to the south. The roof form above the previous shop portion of the property has a front gable end with a rear gabled roof. The character and appearance of the previous shop unit has been retained with the appearance of two separate front entrances and shopfront window. This retains the character and special interest of the listed building as well as the contribution it makes to the historic core of the Lindfield Conservation Area. The building is constructed at the front in white render, painted brick, and weatherboarding, with a timber frame and render to the northern side and brick and weatherboarding to the rear. The roof is clad in plain clay roof tiles with timber windows.

The existing outbuilding is located to the rear of the property and the attached neighbour, No. 63 High Street, and to the south of No. 65B High Street, a retail unit. The building has a pitched gable roof with a front lean-to projection which includes garage doors. The building is constructed in brick and brick.

APPLICATION DETAILS

The proposed conversion of the building would create a one bedroom annex with the bedroom on a first floor mezzanine and a ground floor shower room and living area on the ground floor. The conversion would result in the removal of the existing front lean to projection with an oak door and panel. The existing window and rooflight would also be replaced, along with re-roofing and replacement black metal rainwater goods.

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 Lindfield and Lindfield Rural 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.

Lindfield and Lindfield Rural Neighbourhood Plan (made March 2016)

Other Legislation

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
DPB3 - Conservation Area

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

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 Conservation Area and Listed Buildings
- 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.'

S.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.'

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.'*

Mid Sussex District Plan policy DP35 states:

'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;*
 - Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
 - Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
 - Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
 - Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
 - New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*
- Development will also protect the setting of the conservation area and in particular views into and out of the area.*

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

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.'*

The Council's Conservation Officer has been consulted on the application and has provided the following comments:

'The Old Bakery is one half of a Grade II listed building located within the Lindfield Conservation Area. The property has a complex recent planning history including unauthorised works, but planning and listed building consent have been granted for various internal and external works to the building. The current proposal relates to a detached outbuilding to the rear which is regarded as curtilage listed. Although in the same ownership as The Old Bakery, it is actually located behind the other half of the listed building (Wincote).*

The current proposal, which follows on from pre-application advice, is for alterations to the building in conjunction with converting it for use as ancillary residential accommodation.

The submitted historic building assessment considers that the building dates from the early 19th century. It has a rectangular plan with a shallow projection to its northern side which the HBA suggests may be either the remains of an enclosure, or a particularly well integrated extension to provide sufficient depth to allow for parking of a car within the building. The projection does not appear on early maps of the building. Originally, it is suggested that the building was used as a stables, with a fully floored hay loft over. This loft was externally accessed via a loading door to the eastern gable, with an adapted roof truss to allow for this, and had a further modified central truss to allow access along its entire length as one space. At ground floor, no evidence of stall partitioning remains, but it is suggested that this may have taken the form of a second fit within the external envelope. Later alterations to the building include insertion of a stair between ground and attic floors, replacement of the window to the norther elevation, and a rooflight to the roof slope above this.

The outbuilding is of some interest in its own right as a good example of a small stable building of the early 19th century. It also contributes positively to the setting of the principal listed building, an in particular is illustrative of a particular period of the building's development, and its composite domestic/commercial use at that time.

To consider the various works proposed in turn:

- Externally, to the courtyard facing north elevation it is proposed to remove the projection around the entrance, and infill the opening with a new glazed timber framed door and adjacent solid timber panel. It is also proposed to replace the existing concrete lintel with timber. Although the HBA cannot be certain about the age or level of interest of this projection, it seems likely that even if original (contrary to the map evidence) it is a fragmentary remainder of a larger enclosure. As such, I would have no objection in principle to its removal. The proposal in relation to the infilling of the opening are not considered contentious, subject to detail.*
- The proposed replacement oak framed casement window and rooflight to this elevation are also not considered contentious, subject to detail.*
- To the eastern elevation it is proposed to replace the existing infilling to the loft loading door with timber cladding painted to match the rest of the elevation. Internally the lining system will be recessed to continue to allow the presence of the opening to be appreciated. This is not considered contentious.*
- This elevation is to be repainted with a breathable paint- this is also not considered contentious.*
- Re-roofing, re-pointing and replacement guttering are not considered contentious subject to detail.*
- I would suggest that further information on the treatment of the existing pigeon holes to the western gable is required by condition- these should continue to be legible*
- Internally, the building as noted above was originally fully floored. The reinstatement of an attic floor structure is not therefore considered contentious in principle.*

- *The proposed replacement staircase is in a different position to the existing ladder stair, which is in itself not original. This will result in some loss of historic fabric, but is considered acceptable in principle. It is noted that the interrupted truss structure is to be retained exposed, which is a positive aspect of the scheme.*
- *Partitioning is proposed at ground floor level to create a bathroom. This will have some impact on the existing open layout of the building, but given the likelihood that partitioning for stalls or loose boxes was previously present, this aspect of the proposal is not considered contentious. I would however suggest that the applicant be asked to confirm that the new facilities will not involve any new external pipework, soil stacks etc. which are not shown on the elevations?*
- *The proposal includes details of proposed insulation to the walls and roof of the building, and to the underside of the attic floor structure, as well as of a new floating floor at ground floor level. These details are all acceptable, although the applicant should please confirm if any alteration to the rafter feet at eaves level will be required?*

The proposal is therefore considered, subject to the points in bold above, and to the suggested conditions below, to preserve the special interest of the curtilage listed building and the contribution which it makes to the setting of the adjacent principal listed building, and to the character and appearance of the Lindfield Conservation Area. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- *New rooflight to be a flush fitting, metal framed, conservation style rooflight.*
- *New rainwater goods to be of painted metal.*
- *Details of new roofing tile.*
- *Details of the treatment of the existing openings to the western gable for the pigeon loft. Your detailed drawings/methodology should show how these openings will be infilled in a manner which continues to express their presence, and should include detail of materials.'*

Following these comments further information to address the questions raised have been received and the responses are considered acceptable. In addition to this, information has been provided regarding details of the new roof tiles and the treatment of the Pigeon Holes to the western elevation, which are considered to be acceptable and additional conditions are no longer required.

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. The proposal would also maintain to the character and appearance of the Lindfield Conservation Area. It is therefore considered, with suitable conditions, the proposal would have an acceptable impact on the character and appearance of the area and the special interest of the listed building.

Impact on neighbouring properties

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);*'

To the southern side of the property is No. 63 High Street, a residential property which is attached to the application property through its northern side elevation. On the northern side is No. 67 High Street, a restaurant with accommodation above. This neighbour is separated from the application property by an access road which leads to No. 65B High Street to the rear of the application property, which is used as a shop.

The proposed conversion would include alterations, including to the existing openings to the building, which faces to the north, across the courtyard of the property and towards the adjacent retail unit. Given the orientation of the buildings and its openings, it is considered that the proposal would not cause harm to the amenities of neighbouring properties.

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 building, character of the Conservation Area, and would not cause harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26, DP34 and DP35, 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