

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2641	Case Officer:	Emily Wade
Application Type:	Listed Building Consent		
Proposal:	Extensive rewiring within the building and the reorganisation and refurbishment of the rooms within the more modern North West wing of the building		
Site:	Stone Hall, Haywards Heath Road, Balcombe, Haywards Heath, West Sussex, RH17 6QN, ,		
Validation Date	20 Oct 2025	Overall Expiry Date:	28 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Dec 2025
Target Date:	15 Dec 2025	Recommending Officer Signature:	Emily Wade

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	12 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2641

**Stone Hall, Haywards Heath Road, Balcombe, Haywards Heath, West Sussex, RH17 6QN,
Extensive rewiring within the building and the reorganisation and refurbishment of the rooms
within the more modern North West wing of the building
Mrs Greenwood**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

N/A.

TOWN/PARISH COUNCIL OBSERVATIONS

No objections.

INTRODUCTION

Stone Hall is a Grade I listed late 17th century building located in a rural position outside Balcombe. The building has an L shaped historic core, which was substantially extended to its northwest corner during the 1960s. The current proposal is for extensive electrical works throughout the building, including rewiring and installation of wireless fire alarm and wifi systems, and for refurbishment and changes to the plan form within the 1960s wing. This application was preceded by pre-application advice.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

Stone Hall is a Grade I listed late 17th century building located in a rural position outside Balcombe. The historic core of the building was significantly extended during the 1960s by the addition of a H shaped wing to the northwest corner. The Hall is surrounded by a variety of ancillary buildings including a farmyard and farm cottages, some of which may be regarded as curtilage listed.

APPLICATION DETAILS

The current proposal, which follows on from pre-application advice, is for a variety of internal works including rewiring of all lighting and electrical power systems, installation of new wireless fire alarm and wifi systems, and reorganization of and refurbishment of rooms within the 20th century north west wing.

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 Balcombe 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

Policy 3: Design

Other Legislation

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 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)

Paragraphs 210, 212-215 of the NPPF are relevant and state that:

'210. In determining planning applications, local planning authorities should take account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- o the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

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* 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;
- c) and conservation by grant-funding or some form of 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.'

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.'

ASSESSMENT

District Plan Policy DP34 will be relevant, and states that:

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

- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric...'*

The proposed works to the building, which were also previously discussed at pre-application stage, are for rewiring of all lighting and electrical power systems, installation of new wireless fire alarm and wifi systems, and reorganization of and refurbishment of rooms within the 20th century north west wing.

As was noted at pre-application stage, the interior of the historic core of the building appears to have been extensively refurbished during the 1960s, including a new staircase rising from the Old Hall, and replacement of other fabric including part of the floor structure above the cellar, doors and door surrounds, and fire surrounds. Alterations were also made to the plan form at first floor. The rooms within the historic core of the Hall appear to have been largely replastered, for example, although it is noted that some historic lathe and plaster ceilings remain in place, and that earlier fabric may in many cases be concealed by later finishes, for example where historic floorboards are covered by modern carpeting. Historic wood panelling survives to the Old Hall. There appears perhaps to be a better survival of obvious historic features at roof level within the attic rooms, where the roof structure is partly exposed to view and some examples of historic plank doors and flooring are evident.

The need for the rewiring of electrical and lighting systems now proposed has been demonstrated, for the ongoing safety of the building and its occupants. A detailed methodology has been provided, based on a non-invasive survey of the building, to ensure that the works will be carried out with the minimum possible impact on surviving historic fabric, including that which may be concealed by more modern finishes. This includes re-use of existing cable routes where possible, and use of wireless fittings. Any loss of fabric resulting from new chasing work or the installation of wireless units is likely to be minimal. The submitted methodology notes that if on opening up of fabric any substantial deviation from the

proposed scope of works is considered necessary, the Council will be contacted to confirm whether further consent is required.

The fabric and plan form within the 1960s wing is not considered to be of special interest, and the works of refurbishment and reorganisation here are not considered to be contentious.

The submitted Heritage Statement suggests that a photographic survey is undertaken to ensure that any concealed evidence of historic fabric or construction methods which may be exposed during the necessary opening up works is captured. A condition along these lines is therefore recommended.

In summary, the proposed works are 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.

PLANNING BALANCE AND CONCLUSION

It recommended that listed building consent is granted.

Decision: Permission

Case Officer: Emily Wade