

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2009	Case Officer:	Emily Wade
Application Type:	Listed Building Consent		
Proposal:	Proposed stripping and renewal of roof finishes to comprise new insulation and roof membrane, installation of bat features (boxes, arches and roost features), and repairs to chimneys to include reinstating pots.		
Site:	Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY, ,		
Validation Date	13 Aug 2025	Overall Expiry Date:	19 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Dec 2025
Target Date:	8 Oct 2025	Recommending Officer Signature:	<i>Emily Wade</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	2 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2009

**Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY,
Proposed stripping and renewal of roof finishes to comprise new insulation and roof membrane,
installation of bat features (boxes, arches and roost features), and repairs to chimneys to include
reinstating pots.**

Mr And Mrs R Hagan

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

N/A

TOWN/PARISH COUNCIL OBSERVATIONS

No response to date.

INTRODUCTION

Tanyard Manor is a Grade II listed building located in a rural position outside Sharpthorne. The building, a substantial former farmhouse, dates originally from the 15th century, with 17th and 20th century additions. It has a variety of facing materials including timber framing, local stone, brick and hung tile. The current proposal is for repair works to the roof of the building.

RELEVANT PLANNING HISTORY

DM/25/2412 Listed building consent granted for replacement tile hanging.

SITE AND SURROUNDINGS

Tanyard Manor is a Grade II listed building located in a rural position outside Sharpthorne. The building, a substantial former farmhouse, dates originally from the 15th century, with 17th and 20th century ranges.

APPLICATION DETAILS

The current proposal is for repair works to the roof of the building which is partly of Horsham stone slate (HSS) and partly clay tile, and shows evidence of previous repair. The proposed works include stripping of the roof, assessment of the underlying fabric including the timber framed roof structure, carrying out of necessary repairs, laying of new (bat friendly) roofing felt, relaying of tiles and HSS, with new clay tile and reclaimed HSS to make up any shortfall, installation of insulation, and repairs to chimneys including flashing and fillets, and new chimney pots. As survey work has indicated the presence of bats within parts of the roof structure, appropriate mitigation measures are proposed including creation of bat roost areas and installation of bat boxes, installation of bat arches and use of appropriate materials.

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 Horsted Keynes 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

There are no relevant policies.

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 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:
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 2023)

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 roof of the building, which is extensive and complex in its form, sitting above ranges of widely differing dates of construction, are set out in the plans and supporting statements accompanying the application, and are considered sympathetic to the special interest of the building. Further details have been supplied in some respects, including in relation to the proposed clay tiles to be used to make up any shortfall should the existing tiles not be re-usable in their entirety (which is unlikely), and in terms of the impact of the works on the roof and attic spaces of the building internally. These details are also considered acceptable. Some additional detail is suggested to be required by condition, including of the proposed replacement HSS and of the repair works (if these prove necessary) to the timber framed roof structure- it is understood that the nature and extent of such works cannot be accurately established until the roof covering is removed. The proposed repair works to the chimney stacks are not considered contentious.

The proposed mitigatory works in response to the presence of bats in the building are not considered contentious in listed building terms and an appropriate informative is also proposed.

In summary, subject to further detail to be required by condition, 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