

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2992	Case Officer:	Hamish Evans
Application Type:	Listed Building Consent		
Proposal:	Conversion of the first floor of the Granary to facilitate ancillary accommodation to the main house together with associated minor external alterations. (Amended plans received 04.02.2026)		
Site:	North Hall, Staplefield Lane, Staplefield, Haywards Heath, West Sussex, RH17 6AS, ,		
Validation Date	21 Nov 2025	Overall Expiry Date:	26 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Mar 2026
Target Date:	16 Jan 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	13 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2992

**North Hall, Staplefield Lane, Staplefield, Haywards Heath, West Sussex, RH17 6AS,
Conversion of the first floor of the Granary to facilitate ancillary accommodation to the main
house together with associated minor external alterations. (Amended plans received 04.02.2026)
Mr Darren And Jacqueline Claire Stone**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

No objection, subject to conditions.

PARISH COUNCIL OBSERVATIONS

Ansty and Staplefield Parish Council

No objection subject to ancillary condition.

INTRODUCTION

The application seeks listed building consent for the conversion of the first floor of the Granary for ancillary purposes and associated external alterations at North Hall Staplefield Lane Staplefield RH17 6AS.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The site is located within the countryside and within the High Weald Area of Outstanding Natural Beauty. The site consists of a significant two-storey detached dwelling, which is a grade II listed building. It is characterised by white render, brown hanging clay tile and bare brick work walls, brown clay roof tiles and timber window and door frames. There are also a variety of single storey and two-storey buildings surrounding the existing dwelling and that are used in association with it. One of the buildings to the west of the existing dwelling is also a grade II listed building.

The application relates to a two-storey building which is located to the west of the existing dwelling. It is characterised by bare brick walls at ground floor level and timber clad walls at first floor level, brown clay roof tiles and timber framed window and doors. At ground floor level the building is used as storage and the garaging of vehicles. The application documents state that the first-floor level's existing use is as storage and a games room.

Staplefield Lane is located to the west of the site and Mallions Lane is located to the south of the site. The site is surrounded by open countryside and there is sporadic residential development within the surrounding area.

APPLICATION DETAILS

The application seeks planning permission for the conversion of the first floor of the Granary for ancillary purposes and associated external alterations at North Hall, Staplefield Lane, Staplefield.

The proposal seeks to use the first-floor level for ancillary purposes, specifically for an office, gym and games room. The proposal also seeks to replace an existing rooflight, relocate the existing flue, new east facing window and internal works.

The submitted application documents advise that the annexe will not have separate or independent address, post box, utility meters, residential curtilage or access.

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 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 policy:

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 (adopted February 2017)

No policies considered relevant.

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 policy:

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)

ASSESSMENT

Impact on Heritage Assets and Character and Appearance

Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the LPA should have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Policy DP34 seek to preserve the special interest of the Listed Building a similar ethos is found the National Guidance contained in Paragraphs 212-216 of the NPPF.

The application building is a curtilage listed building within the residential curtilage of North Hall, a grade II listed building. There is also a grade II listed building to the west of the application building.

The Conservation Officer has commented on the application and subject to the imposition of conditions the proposal is considered to preserve the special interest of the listed buildings. The conditions that have been recommended include securing the details of the new flue pipe and rooflights. These conditions are considered to be acceptable. They also recommend a condition requesting additional information relating to the new windows and doors, that the existing metal casements to be removed are kept in appropriate separate storage and that the internal walls are lined with lathe and plaster. Given the level of information submitted with the application it is not considered necessary for further information to be submitted and as the removal of the metal casements has been considered acceptable it is not considered necessary or reasonable to require them to be retained in appropriate separate storage. Given the existing walls are not lined with lathe and plaster it is not considered necessary to require the walls to be lined as such.

Taking into account the Conservation Officers comments and the relatively modest nature of the works the proposal is considered to meet the requirements of policy DP34 of the Mid Sussex District Plan, paragraphs 212 - 216 of the NPPF and section 16 (1) of the Listed Building and Conservation Area Act 1990.

CONCLUSION

In conclusion, the proposal is considered to preserve the special interest of the listed building. The proposal complies with policy DP34 of the Mid Sussex District Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans