

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 29 September 2026 15:56:27 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/26/1413 and 1414 Gibbshaven Farm

Hi Katherine

Comments on the above variation of condition applications.

The original permissions to which these applications relate were for the conversion of the listed barn and granary buildings at Gibbshaven Farm for residential use. The current applications are in effect for a change to the approved scheme in relation to the barn to allow for the removal of existing brick infill panels to parts of the wall frame in favour of external timber weatherboard cladding. This is suggested to be necessary in order to facilitate the installation of insulation. A suggested scheme for the insulation to the walls and roof of the barn building is also proposed.

I understand that the Council has accepted that the variation of condition applications can be considered. I note however that the original permissions also included separate conditions relating to facing and roofing materials, and to the detail of the insulation to walls, floor and roof, to both barn and granary. The current applications do not appear to address these additional conditions, but I would question whether they can be properly considered in isolation of a full submission covering all of the relevant conditions, as the detail is interdependent?

Putting this question to one side for the moment, the information currently in front of us raises two questions:

- The acceptability of replacing the existing brick infill panels with external timber weatherboarding; and
- The acceptability of the proposed scheme for insulation of the walls and roof.

To consider these in turn:

- The replacement of the brick infill panels with external boarding will involve the loss of the existing infill fabric. The applications before us include a written statement which suggests that '*a number of learned reports*' have estimated that the brick infill panels date from the early 20th century, however these reports have been not been provided as part of the current submissions and as such we have no evidence in front of us which would demonstrate the date or level of interest of the fabric to be removed. Without such information, which should be presented as part of an appropriately detailed historic building survey carried out by an appropriately qualified and experienced historic building archaeologist, it is not possible to comment on the impact on the barn's special interest of the removal of the brick infill in favour of timber cladding. Such a survey should also comment on the likely original or previous treatment of the walls of the barn- were these originally externally clad, or was there always

some form of infill between the members of the frame (e.g. brick, or wattle and daub)? One would expect that careful inspection of the framing should provide evidence which could demonstrate the original nature of the infill/cladding. This information should be provided so that a fully informed assessment of the current proposal can be made.

- The submission includes sections showing a proposed method of insulation to the walls and roof of the barn building. Putting to one side the above point regarding the appropriate mechanism for submission of this information, the proposal as shown raises concerns in terms of the impact on the special interest of the building, in particular its internal character. The submitted drawings suggest that to the walls of the building, only the primary members of the frame would remain exposed, with all of the intermediate struts concealed by the insulation and lining. This would have a significant adverse impact on the character of the interior of the building, to which the quantity and integrity of the exposed timber framing is key, and will be unacceptable. An alternative solution retaining all members of the wall framing at least partially open to view will be necessary- this may involve reducing the depth of the insulation to the walls, and/or placing a greater part of its depth externally (subject of course to the Council's agreement that the brick infill panels can be replaced).
- If the applicant is intending a full consideration of the approach to the insulation of the buildings to be converted, information on the strategy relating to the granary walls, floor and roof, and internal elevations in both cases should also be provided- however as noted above whether this properly forms part of the current applications or a separate discharge of conditions, or both, is a matter for the Case Officer.

In summary, at present we have insufficient information to comment on some aspects of the proposal, and also have concerns regarding the detail of other aspects of the scheme. Further information and revisions will be required to ensure that the proposal preserves the special interest of the listed building and meets the requirements of the conditions attached to the original permissions.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>

The
Electoral
Commission

You now need
photo ID to
vote at a
polling station

No ID? You can apply for free voter ID

Find out more at

electoralcommission.org.uk/voterID

or call 0800 328 0280