

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0871	Case Officer:	Hamish Evans
Application Type:	Listed Building Consent		
Proposal:	Proposed replacement of 11 existing single-glazed timber sash windows, 1 triple casement window, and 6 double casement windows with like-for-like timber replacements incorporating slim-profile double glazing.		
Site:	The Old Rectory, Church Lane, Twineham, Haywards Heath, West Sussex, RH17 5NR, ,		
Validation Date	27 Apr 2026	Overall Expiry Date:	17 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Sep 2026
Target Date:	22 Jun 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	17 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0871

**The Old Rectory, Church Lane, Twineham, Haywards Heath, West Sussex, RH17 5NR,
Proposed replacement of 11 existing single-glazed timber sash windows, 1 triple casement
window, and 6 double casement windows with like-for-like timber replacements incorporating
slim-profile double glazing.
Mr Mark Hatcher**

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

Twineham Parish Council

Supports the application.

INTRODUCTION

The application seeks listed building consent for the replacement of 11 single glazed timber sash windows, 1 triple casement window and 6 double casement windows with like-for-like timber replacements with slim-profile double glazing at The Old Rectory Church Lane Twineham RH17 5NR.

RELEVANT PLANNING HISTORY

DM/26/0870. Proposed replacement of 11 existing single-glazed timber sash windows, 1 triple casement window, and 6 double casement windows with like-for-like timber replacements incorporating slim-profile double glazing. Pending consideration.

SITE AND SURROUNDINGS

The application site is located within the countryside and the Neighbourhood Plan area of Twineham. The main dwelling is a residential two-storey detached Grade II listed building which is characterised by white painted render walls, brown clay roof tiles and white timber window and door frames. The dwelling is set a significant distance from the highway with the residential garden between the dwelling and the highway. There are a number of single storey outbuildings to the east of the dwelling which are characterised by a variety of external materials. The existing boundary treatment consists of some 2.0 metres high brick wall to the north and some 2.0 - 3.0 metres high hedgerows to the east, south and west of the site. Church Lane is located to the south of the site, open countryside is located to the north of the site and residential properties are located to the east and west of the site. The surrounding area is semi-rural in its nature with a number of two-storey detached dwelling within the locality which are characterised by a variety of external materials.

APPLICATION DETAILS

The application seeks listed building consent for the replacement of 11 single glazed timber sash windows, 1 triple casement window and 6 double casement windows with like-for-like timber replacements with slim-profile double glazing at The Old Rectory Church Lane Twineham RH17 5NR.

The proposal includes a mixture of sash and casement windows which would be redwood timber frames and a RAL9016 Traffic White. No other alterations are proposed.

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 Mid Sussex District Plan, the Mid Sussex Site Allocations DPD and Twineham 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

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.

Twineham Neighbourhood Plan (adopted March 2016)

Relevant policies:

TNP2 - Design

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

DPB1: Character and Design

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) (August 2026)

Planning (Listed Buildings and Conservation Areas) Act 1990

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 of the Mid Sussex District Plan seeks to preserve the special interest of the Listed Building. However it is considered to have very limited weight as it is materially inconsistent with the NPPF and consideration should be given to policies HE4, HE5 and HE6 of the NPPF.

The policies require development conserve heritage assets in a manner appropriate to their significance. Applications should identify whether there is harm to the significance of the heritage asset and that if there is harm this will be a matter of considerable importance and weight. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

The application site The Old Rectory is a grade II listed building.

Policy DP26 of the District Plan relates to character and design and a similar ethos is contained within policy TN2 of the Twineham Neighbourhood Plan. However, it is considered to have very limited weight as it is materially inconsistent with the NPPF, and consideration should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed works are modest in their nature and there would be limited views of them from the public realm. The proposed external alterations would be of a sympathetic design and appearance to the rural setting of the site and the proposed replacements would be like-for-like. The Conservation Officer has raised no objection to the proposal.

Taking into account, the Conservation Officers comments and the relatively modest nature of the works the proposal is considered to integrate with the surrounding area, conserve the landscape character and natural beauty of the countryside and preserve the special interest of the listed building. As such the proposal is considered to meet the requirements of policies DP12, DP26 and DP34 of the Mid Sussex District Plan, policies HE4, HE5, HE6, N2 and DP3 of the NPPF and section 66 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 and integrate with the character and scale of the surrounding area. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP26 and

DP34 of the Mid Sussex District Plan, policy TNP2 of the Twineham Neighbourhood Plan, the Mid Sussex Design Guide SPD, the Planning (Listed Buildings and Conservation Areas) Act 1990 and with policies HE4, HE5, HE6, N2 and DP3 of the NPPF.

Decision: Permission

Case Officer: Hamish Evans