



Planning Statement

Project	The Barn and Granary Gibbshaven Farm East Grinstead
Stage	Planning Approval for Repair Works
Date	23.06.26

Outline

The barn and granary at Gibbshaven Farm are listed Grade II Ref.1025567, and have planning and listed buildings consent for conversion to residential use under application numbers DM/20/2602 and DM/20/2603.

The existing buildings were in a state of partial collapse and urgent repair works were required in order to stabilise them and to prevent further deterioration. This was particularly relevant in respect of the barn west outshot where the main purlin had collapsed allowing the roof to spread and to push over the west wall. This wall was retained in semi collapsed state by a scaffold frame which had been installed by the previous owners.

The granary was also at risk due to water ingress and rot over many years. This had caused considerable internal damage resulting in the building leaning dangerously to the south and in imminent danger of collapse.

The minimum repair works were undertaken to stabilise both buildings and temporary roofing provided to prevent further damage. These works were carried out in a careful and sensitive manner using matching materials. No conversion work has been undertaken.

MSDC officers instructed the client to wrap the granary scaffold to provide weather protection. This was carried out expeditiously.





Site Visit

An unannounced site visit was made by officers from Mid Sussex District Council before 20 June 25 and the client was instructed to cease operation because the works that had been carried out were considered by officers to be outside the existing planning and listed buildings consent. No work has been undertaken since this instruction.

On 03 October 25 the client was instructed to provide a Schedule of Works outlining the works that had been carried out, **or submit** a new planning application. A comprehensive Schedule of Works was subsequently prepared and submitted to MSDC on 23 October 25 as instructed, but to date there has been no formal response to this document.

Subsequently the client was informed by email from MSDC dated 3 October 25 that a planning application would be required for those works that had been carried out, that officers regarded as outside the existing planning consents.

Further to this:-

On 03 November 25 MSDC stated:- *It is therefore required a whole new planning and listed building applications for the conversion of listed barn and granary buildings to create a residential dwelling; this should also cover the works already been carried out.*

Planning Application

The existing buildings already have planning consent for conversion to residential use under application numbers DM/20/2602 and DM/20/2603, therefore a further full planning application is unnecessary. The works so far carried out were not conversion works but the minimum necessary to stabilise and ensure the future of the buildings. However, to satisfy the demands of MSDC, the attached application is for listed buildings consent for the repair and stabilisation works that MSDC regard as outside the original consents, as requested by MSDC on 03 October 25.



Gibbshaven Farm – East Grinstead

Planning Statement – Barn and Granary



Attachments

Schedule of Works

Darling Associates

20.10.25

Schedule of Works – Addendum

Darling Associates

15.06.26

Historic Buildings Report

Jeremy Clarke research Services

October 20205

(Please note that this report indicates in red the works that have been carried out).

Geoffrey Darling BA(hons), MSc, Dip LD, ALI, FRSA

23.06.26

