

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1558	Case Officer:	Emily Wade
Application Type:	Listed Building Consent		
Proposal:	Listed Building Consent for partially retrospective repair works to the Granary and Outshot to Barn.		
Site:	Gibbshaven Farm, Furnace Farm Road, Furnace Wood, East Grinstead, West Sussex, RH19 2PU, ,		
Validation Date	15 Jul 2026	Overall Expiry Date:	21 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Sep 2026
Target Date:	9 Sep 2026	Recommending Officer Signature:	Emily Wade

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	9 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1558

Gibbshaven Farm, Furnace Farm Road, Furnace Wood, East Grinstead, West Sussex, RH19 2PU, Listed Building Consent for partially retrospective repair works to the Granary and Outshot to Barn.

Mr D Parish

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

N/A.

TOWN/PARISH COUNCIL OBSERVATIONS

Worth Parish Council supports this application; however, it is disappointed that the application has been submitted retrospectively.

INTRODUCTION

Gibbshaven Farm is a historic farmstead located to the northwest of East Grinstead. The farmstead includes a Grade II listed former farmhouse dating from the 15th-16th century, a late 16th-early 17th century barn which is also Grade II listed, and a curtilage listed granary building of the same period. Planning permission and listed building consent were first granted in 2009, and renewed in 2013 and 2020. These permissions have now lapsed, with conditions not discharged. The current application, which is largely retrospective, is for structural works to the barn outshot, and to the granary, which have been largely completed and are in excess of the (anyway lapsed) previous listed building consent.

RELEVANT PLANNING HISTORY

09/01157/LBC and 09/01158/FUL Listed building consent and planning permission granted for conversion of listed barn to create residential dwelling and listed granary to provide ancillary accommodation and parking.

13/03171/FUL and 15/03172/LBC Listed building consent and planning permission granted for conversion of listed barn and granary buildings at Gibbshaven Farm to create a residential dwelling and ancillary accommodation and parking respectively. Reinstatement of an historic access road to serve the resulting residential buildings on the site with a new hardstanding to provide additional parking.

DM/20/2602 and 2603 Listed building consent and planning permission granted for conversion of listed barn and granary buildings to create a residential dwelling, provision of new access, ancillary accommodation and parking.

Also currently under consideration:

DM/26/1413 and 1414 Planning and listed building consent applications for variation of conditions to allow for design changes.

DM/26/2118 and 2119 Non Material Amendment to Listed Building application DM/20/2603 - to omit the words Amended Plans received 03/11/2020, 15/12/2020 and 18/12/2020.

SITE AND SURROUNDINGS

Gibbshaven Farm is a historic farmstead located in a rural position to the northwest of East Grinstead. The farmstead includes a Grade II listed former farmhouse dating from the 15th-16th century, a late 16th-early 17th century barn which is also Grade II listed, and a curtilage listed granary building of the same period.

APPLICATION DETAILS

The current application, which is largely retrospective, is for structural works to the barn outshot, and to the granary, which have been largely completed and are in excess of the (anyway lapsed) previous listed building consent.

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 Crawley Down 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:

Policy DP34 of the District Plan relates to listed buildings and other heritage assets. However, this is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to the relevant policies within Chapter 20 of the NPPF.

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

The Crawley Down Neighbourhood Plan was made on 28 January 2016.

No relevant policies.

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 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.

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) (August 2026)

Policies HE4: Securing the conservation of heritage assets, HE5: Assessing effects on heritage assets and HE6: Proposals affecting designated heritage assets, are relevant in the determination of this application.

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:
 - a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
 - b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.
2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.
3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.
4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

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

The current application, which is largely retrospective, is for structural works to the barn outshot, and to the granary, which have been largely, but not entirely, completed and are in excess of the (anyway lapsed) previous listed building consent.

The barn outshot is a later extension to the original barn, attached to its northwestern corner. The works which have taken place comprise the rebuilding of its western wall, with associated reconstruction of the roof structure. Where possible, historic fabric has apparently been retained and re-used, however it is also evident that significant areas of fabric, particularly in respect of the timber framing, have been replaced. The tile covering which was stripped from the roof has been retained, but it is noted in the Schedule of Works that many of the tiles may not be suitable for re-use.

The granary prior to works is described as being in a poor structural state and at risk of imminent collapse. Extensive works have taken place. The building was supported by scaffolding and the roof stripped and cladding removed, as part of a process to jack up and straighten the structure to a near vertical position. New strip foundations were introduced. A significant proportion of the historic timber framing to the walls of the structure appears to have been replaced, due to its condition, alongside two of the roof ties, with the addition in places of steel brackets and use of resin adhesive where the original dowelled joints had failed. Two support posts require further works.

The retrospective nature of this application is regrettable. Despite the comments made by the applicant regarding the urgency of the works, it is highly unfortunate that works were not ceased when the poor condition of the buildings was first understood, and appropriate advice sought from the Council, even if this were to seek our agreement that urgent works were necessary, and as to their nature and extent.

In addition, the retrospective nature of the submissions has led to some deficiency in the nature and extent of the information available for the assessment of the proposal; notably we have no full structural condition survey of the buildings prior to works commencing, and there was no opportunity for an on-site inspection by officers prior to the start of works and the loss of the fabric noted above.

However, there is sufficient photographic evidence provided to indicate that both structures were in a poor condition, and although it is difficult in the context of the information available to comment as to whether the exact nature and extent of works undertaken are fully justified, the general approach does appear to have been reasonably conservative, and the methods and materials used not inappropriate.

On balance, therefore, it is not considered that an objection to the current proposal is justified. Subject to further information regarding detail of the remaining work, including of the proposal to reclad and re-roof the buildings in question, and the structural works to two posts within the granary, the proposal is considered to meet the requirements of policies HE4, HE5 and HE6 of the NPPF.

PLANNING BALANCE AND CONCLUSION

It is recommended that listed building consent is granted.

Decision: Permission

Case Officer: Emily Wade