



Variation of Conditions

Project	The Barn and Granary Gibbshaven Farm East Grinstead
Stage	Variation of Conditions Variation to Condition 2 of planning consent DM/20/2602 Variation to Condition 2 of listed buildings consent DM/20/2603
Date	05.06.26

Summary

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. However, there are a number of conditions attached to the planning approvals.

In order to provide sufficient insulation to make the barn habitable and therefore to implement the planning approval, it will be necessary to make a Minor Material Amendment to Condition 2 of the existing planning consent and Condition 2 of the listed buildings consent. This being undertaken under Section 73 of the TCPA 1990. This amendment involves the substitution of drawings as detailed below.

The buildings will require insulation during conversion to residential use in order to make them habitable, and this report outlines the most feasible approach to achieving this for the barn, given the conflicting requirements in respect of Condition 7 of DM/20/2602 and condition 5 of DM/20/2603, and the Building Regulations Approved Document 'Part L, Conservation of Fuel and Power Volume 1, Dwellings'.

This application is therefore to amend Condition 2 of DM/20/2603 and Condition 2 of DM/20/2602. This amendment comprises a change to the proposed elevations to enable insulation of the barn to a standard which will make it habitable. This amendment will involve the removal of inappropriate later additions to the external fabric thereby allowing the return of the elevations to their original state. This amendment will respect and improving the listed buildings consent, whilst allowing implementation of the current approval.



Gibbshaven Farm – East Grinstead

Variation of Conditions – Barn and Granary



This amendment will involve the removal of the following drawing listed under condition 2 of both DM/20/2602 and DM/2603 :-

B-304 Drawing 12c Proposed Elevations

And its replacement with the following drawing:-

005 Proposed Elevations

Background

The subject of the existing planning approval comprises an ancient barn, which is to be converted into a house, and a small granary which will provide a garage with ancillary accommodation above. This report is related to the barn only.

Whilst the existing barn is in restorable condition, the conversion to a dwelling will require that insulation be introduced to the building envelope in order to provide compliance with the relevant building regulations (AD Part L) and to make the proposed dwelling habitable. This will necessitate adding insulation to the roof, walls and floor. Without this insulation, the dwelling would not be habitable and therefore the planning approval impossible to implement.

Without conversion to residential use, it would be unlikely that a suitable alternative purpose could be found for this building and its future could therefore be in jeopardy.

To date, no actual 'conversion work' has been commenced and the works so far undertaken were the minimum necessary for the stabilisation and repair of the building, and this has been carried out sympathetically and professionally. It is therefore imperative that before further works are commenced, there is agreement as soon as possible with the local authority on how conversion of the barn can be undertaken.

Whilst it is accepted, that listed building consent takes precedence over the Building Regulations AD, a residential dwelling has to be habitable and therefore compliance with Part L should be achieved where possible. This will require negotiation, and a flexible approach by the local authority together with an understanding of the conflicting requirements of AD Part L and the conditions attached to the approvals under DM20/2602 and DM/20/2603.





Historical Perspective

The main barn consists of a substantial timber frame with smaller intermediate scantlings, and rafters to the roof. Many of the framing members are original oak but some have been replaced with softwood.

The roof is clad with a mix of clay tiles and corrugated steel sheeting whilst the walls are partly weatherboarded, most of which is oak. However, some of the external envelope consists of single skin brick infill panels positioned between the main timber frame uprights.

According to historical data, the barn was originally completely clad with oak weatherboarding from eaves down to the stone plinth on which the barn sits. Some of the weather boarding has been replaced with like for like but in other areas, brick infill panels have been introduced. However according to a number of learned reports, it is estimated that this change occurred in the early 20th century.

It is clear therefore that many of the component parts of the barn are non-original and this should be taken into consideration when refurbishment and conversion is undertaken.

Insulation Roof

Problem

The existing approvals DM/20/2602 and DM/20/2603 dated 10 Feb 2021 have various conditions attached and, in particular, conditions 5 and 7, respectively, state that:-

'The details shall include internal elevations and typical sections to demonstrate that insulation and lining will have an appropriate relationship with the framing of the buildings which leaves the framing exposed to view'.

The existing rafters are not machined timber but hewn members that are irregular in cross section, however they are typically around 100 mm in depth.

The minimum thickness of the insulation which in our opinion would achieve an acceptable U value for the roof would be a minimum of 100 mm. This would mean that the whole of the rafter depth would be taken up and therefore, if the frame is to be exposed, some, if not all, the insulation will have to be fitted above the top face of the rafters.





Solution

Placing the insulation above the rafters is a viable solution, although there would be a slight increase in ridge height. However the tiling and ridge construction would be visually unaffected. A revised eaves detail would be necessary which may require the introduction of a fascia board to hide the edge of the insulation, but otherwise the introduction of insulation above the rafters would be undetectable.

This solution would have very little effect externally but would mean that the timber rafters would be exposed internally and therefore be compliant with the relevant condition attached to the planning approval. There would also be no soffit necessary and the rafter feet would be visible externally as is the case now.

Insulation Walls

Problem

The external walls consist of a timber frame comprising circa 230 x 230 timbers with smaller intermediate timber studs. This frame is clad externally in some areas with timber weatherboarding. In other areas there are brick infill panels between the main timber frame members. Both forms of construction make it extremely difficult, if not impossible, to provide insulation internally to the building envelope without reducing the visibility of, or covering the original structural members.

Insulation could be introduced behind the timber cladding on the inside of the building between the main frame members. However, to be compliant with Part L, the insulation would have to be in the region of 170 mm thick and there would need to be an inner layer of 12 mm plasterboard to provide a finished surface resulting in an overall thickness of approximately 172 mm. This would leave only 48 mm of the main frame visible internally and completely cover the smaller intermediate studs.

Similarly, the brick panels would require insulation of around 125 mm internally, resulting in a total thickness including the brickwork and a plasterboard finish, of circa 240 mm resulting in an almost flush finish internally with no visibility of the studs and little or no visibility of the main frame.

Solution

The walls of the barn could be partially insulated on the outside of the structure where there is timber cladding. This would involve removing all of the remaining timber cladding and providing rigid insulation on to the external face of the existing structural frame. However, in order to achieve the required 'U' value, it would also be necessary to provide some insulation between the frame members on the inside of the dwelling. This internal insulation would be minimal and therefore leave the main frame members exposed and clearly visible on the inside of the building.





The resulting increased thickness of the walls externally would clearly require adjustment to the eaves detail. However this could easily be accomplished by extending the existing rafter feet, leaving the appearance of the eaves unchanged. There are also many rafters which are in any case rotten or damaged and these could be replaced with matching members of a greater length, thereby obviating the need for extension.

However, the main issue associated with insulating the walls of the barn is the existence of the brick infill panels. This is because providing insulation internally would cover the brickwork entirely and result in much thicker walls which would over sail the main timber members of the barn.

Similarly, insulating the panels externally would again cover the brickwork, and possibly result in a need to provide a new brickwork skin to retain and cover the insulation, therefore this is not a feasible option.

The existing brick panels are not part of the original barn and were installed at a later date with some experts suggesting that they were added in the early 20th century.

It should also be noted that these panels have not been installed using good building construction practice. There are no horizontal or vertical damp proof membranes and little evidence of any form of tie between the brickwork and the timber frame which it abuts. This also suggests that the foundations (if there are any) are similarly below par, in which case the panels are extremely unstable and have the potential to collapse as those associated with the barn outshot did.

The joint between the brick panels and the timber frame is also not properly considered, there is no weather bar and only a cementitious mortar joint between them. This not only creates a passage for draft where the unequal expansion and contraction of the different materials has occurred thereby creating gaps, (thus negating any insulation) but also provides the ideal conditions for water ingress by capillary action leading to constant dampness and the potential for rot and possible eventual deterioration and collapse of the existing timber frame.

Due to the lack of originality of the brick panels, their poor construction and detailing, and the difficulties with providing any insulation to these areas, it is proposed that these panels be removed and replaced with matching weatherboarding. This would provide both the opportunity to insulate the barn whilst, at the same time, respecting its originality by returning it to its initial totally timber clad state.





Conclusion

In view of the forgoing, it is plainly impossible to provide an insulation regime that complies with both Part L of the building regulations and Conditions No 5 and 7 of the planning approval. Whilst it is understood that listed buildings consent takes precedence and overrides the requirements of the building regulations it is clear that a compromise is required that respects the buildings historic precedent, yet allows for conversion into a habitable dwelling.

A change to the elevations to full timber cladding would allow for the building to be insulated to an acceptable standard. It would also improve the listed buildings consent by returning the elevations of the building to their originally constructed state.

The drawings attached to this application show the elevations as approved under DM/20/2602 and DM20/2603 together with the proposed elevations that are the subject of this application.

Also attached are drawings showing constructional details.





References

The references which follow constitute evidence to support the assertion that the barn was originally clad with timber weatherboarding and that the existing brick infill panels were a later addition.

Historic Buildings Report

‘The wall structures are designed for external weatherboarding which would have extended to ground level. Some of the original weatherboards survive on the east face of frame A.’

Jeremy Clarke Research Services
October 2025

The Heritage Statement

‘The panels between the studs up to mid rail level are infilled with stretcher bond red brick that appears to date from the mid twentieth century.’

‘It is possible that the wall has always been clad with weatherboarding and the presence of nail-holes in the external faces of studs and posts below mid rail level suggests that weatherboarding at some earlier stage may have extended down to the plinth level.’

David W. Lewis B. Arch. MA (Architectural Building Conservation)
RIBA
Chartered Architects Conservation and Historic Building
Specialists
31 August 2013



Gibbshaven Farm – East Grinstead

Variation of Conditions – Barn and Granary



Survey

'Panels are infilled with brick and we suspect that the brick panels were constructed at a later date than the original construction of the barn. There are redundant nails in some of the uprights and these were presumably used to fix boarding that has since been removed, probably at the time the brick panels were constructed.'

'There are gaps between the brick panels and timber uprights, both on the sides and between the timber sill and brickwork.'

Vail Williams LLP
19 August 2013

The following quote is from the MSDC Local Plan.

Local Planning Policy

Policy DP34: Listed Buildings and Other Heritage Assets

'Alterations or extensions to a Listed Building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a Listed Building retain its significance and character whilst ensuring that the building remains in a viable use'

Mid Sussex District Council
Local Plan
March 2018

Gibbshaven Farm – East Grinstead

Variation of Conditions – Barn and Granary



Additional Information

This report should be read with the architectural drawings numbers.-

13166/004	Existing Elevations	BPD Big Picture Design
13166/005	Existing Elevations	BPD Big Picture Design
002	Roof details	Darling Associates
003	Timber Cladding Details	Darling Associates
005	Proposed Elevations	Darling Associates

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

05.06.26 Rev

