

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0294	Case Officer:	Andrew Watt
Application Type:	Listed Building Consent		
Proposal:	Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works.		
Site:	Rowfant Mill Cottage, Old Hollow, Copthorne, Crawley, West Sussex, RH10 4TB, ,		
Validation Date	25 Mar 2025	Overall Expiry Date:	19 Dec 2025
Pre-Commencement Conditions Required:	Yes	Pre-Com Conditions Date Agreed:	23 Jan 2026
Recommendation:	Permission	Recommendation Date:	23 Jan 2026
Target Date:	20 May 2025	Recommending Officer Signature:	Andrew Watt

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	23 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0294

**Rowfant Mill Cottage, Old Hollow, Copthorne, Crawley, West Sussex, RH10 4TB,
Proposed rear ground floor extension, internal alterations, existing barn alterations and all
associated works.**

Heather Hutchins

SUMMARY OF REPRESENTATIONS

1 letter of comment to amended plans:

- Would oppose any access through the side door, which is believed to be blocked off due to internal staircase and any excavation along this wall - otherwise no objections with any of the house and barn improvements.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

No objection, subject to conditions.

TOWN / PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

Listed building consent is sought - in conjunction with planning permission - for a proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works.

RELEVANT PLANNING HISTORY

In May 2022, listed building consent was granted for replacement front and back doors (DM/22/0936).

An application for planning permission for a proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works is pending determination (DM/25/0295).

SITE AND SURROUNDINGS

Rowfant Mill Cottage is a 2-storey detached dwelling dating from the 18th century, located within a group of buildings set opposite a mill pond via an access track off Old Hollow to the south of Copthorne. It is a Grade II listed building, and Rowfant Mill adjacent to the south is also Grade II listed.

The property is set within a large plot set below the level of the mill pond and behind the semi-detached Mill Studio and Lake Cottage, with woodland and trees to the east and north. The property is notable for its white painted horizontal weatherboarding and brick elevations, with clay tiled catslide roof at the rear and lean-to side extension with flat roofed extension behind, plus a modern UPVC conservatory and attached porch at the rear. There is a separate detached barn to the south-west, dating from the late 19th century, with brick elevations and dual-pitched tiled roof, outward-opening timber doors to the front and first floor windows to both front and rear gable ends. Within the middle of the garden is a small outbuilding dating from the 1920s and attached post-1933 WC building, both in a state of disrepair, with the former's roof currently missing.

The site is located within the countryside and lies within Flood Zone 2 and an area of surface water flood risk. It is designated as a Great Crested Newt - Impact Risk Zone (Red). A Public Right of Way (PROW) runs immediately to the front.

APPLICATION DETAILS

Listed building consent is sought - in conjunction with planning permission - for a proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works.

In detail, the existing modern conservatory and attached porch to the rear will be removed and replaced with a new flat-roofed, single-storey rear extension. This will measure approximately 7.25m in width by 2.44m in depth to a maximum height of 3.0m above the adjacent ground level. The extension will be glazed on all three sides, with outward opening double doors positioned centrally on the rear elevation and two large rooflights installed. Materials will be matching brickwork, fibreglass roof, aluminium framed windows, rooflights and patio doors, timber framed side door, and black UPVC downpipe, gutters and fascias to match existing.

Externally the side (east-facing) ground floor window to the flat-roofed kitchen extension will be replaced with a new timber door, which will be re-used from the existing rear elevation, and a smaller window. The two rear (north-facing) kitchen windows will also be removed, to open up the external north-facing wall to allow internal access to the new rear extension by forming an enlarged kitchen/dining room.

Internally, the (originally external) stair window (currently opening out to the conservatory) will be bricked up. The door from the hall to the kitchen will also be bricked up. On the first floor, a new bath will be installed on a raised platform.

New patio doors and sidelights will be installed to the rear elevation of the barn to the south-west of the main house. Internally a new mezzanine will be formed. The ground floor will be divided into a front store (accessed via the existing doors) with original brick floor left revealed in situ, plus playroom, shower room and L-shaped staircase to the rear. Above will be a long, narrow space, lit by existing gabled windows front and rear.

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, Site Allocations Development Plan Document (DPD) and the Copthorne Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP34: Listed Buildings and Other Heritage Assets

Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Copthorne Neighbourhood Plan (Jun 2021)

Mid Sussex District Council formally 'made' the Copthorne Neighbourhood Plan part of the Local Development Plan for the Neighbourhood Plan area of Copthorne as of 29 September 2021. The policies contained therein carry full weight as part of the Development Plan for planning decisions within the Copthorne Neighbourhood Plan area.

There are no relevant policies.

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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 (Regulation 19) is currently at Examination and the Stage 1 hearings were concluded on 31 October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, 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 (Nov 2020)

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 4 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.

Relevant design principles include:

Principle DG11: Respond to the existing townscape, heritage assets and historic landscape

National Planning Policy Framework (NPPF) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 131 and 135 (design) and 202-221 (heritage assets) are considered to be relevant to this application.

ASSESSMENT

Impact on the character and appearance of the Listed Building and on the setting of the Listed Buildings at Rowfant Mill

The site is designated as a heritage asset, a Grade II listed building. Rowfant Mill, immediately to the south, is also Grade II listed.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'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.'

Policy DP34 of the Mid Sussex District Plan requires development to protect listed buildings and their settings. Design Principle 11 of the Mid Sussex Design Guide SPD seeks to ensure that heritage assets are enhanced and preserved where appropriate.

Paragraphs 207, 208, 210, 212 and 215 of the NPPF are also relevant, noting that great weight should be given to the asset's conservation, and that Local Planning Authorities should take account the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 215 in particular advises that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

A Structural Inspection Report confirms that while the barn is structurally in good overall condition, various minor defects require attention, and to upgrade the building to habitable space, a damp-proof membrane and interior insulation will be required, the roof can be strengthened and insulated internally without the need to replace the timber rafters and the brick floor can be retained and protected, with an insulated floating floor. Such details have been confirmed by way of updated plans.

Following extensive negotiations, the Council's Conservation Officer has concluded that the proposed works are acceptable in preserving or enhancing the special character of the listed building and curtilage listed barn, subject to the imposition of detailed conditions. The works would not adversely affect the setting of the adjacent listed building.

Accordingly, the scheme would comply with Policy DP34 of the Mid Sussex District Plan and paragraph 210 of the NPPF.

PLANNING BALANCE AND CONCLUSION

The proposed rear extension is considered to be of an appropriate scale and design in relation to the existing property. The proposed works as a whole are also acceptable in preserving or enhancing the special character of the listed building and curtilage listed barn, and would not adversely affect the setting of the adjacent listed building. Accordingly it is considered that the proposed development would comply with Policy DP34 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the NPPF and is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Watt