

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 September 2026 11:50:48 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: West House Farm DM/25/3028 and 3040

Hi Katherine

Further comments on the above planning and listed building consent applications.

A further statement has been provided by the applicant which seeks to set out more clearly the costings relating to the development, and also responds to the changed policy context in light of the recent publication of the new NPPF. The further explanation of the costings is helpful in aiding understanding of the table previously provided. In addition, and importantly in the consideration of these applications, the new NPPF removes the concept of '*optimum viable use*' in favour of securing the long-term reuse of a vacant or underused listed building. In my opinion, in light of the further information and this changed policy context the proposed conversion of the barn to a separate residential use can now be supported.

Revised plans have also been received which include further amendments to the design of the scheme, and further information on the design and placement of the insulation to the walls and roofs of the historic buildings forming part of the site. The amendments made include reductions in the number and scale of new window openings to the barn, making better use of the existing openings as suggested in previous comments. The proposed insulation detail confirms that the framework to the walls and roof of the barn, and to the roof of the stables, will remain partly exposed to view, preserving this important aspect of the internal character of the buildings concerned.

Subject to detail which can be reserved by condition the proposal is therefore considered to meet the requirements of the new NPPF and of District Plan Policy DP34.

I would recommend the following conditions:

- Details of roofing and facing materials.
- (LBC only) Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the mezzanine structure within the barn. Your drawings should show the relationship with the retained historic timber frame of the building.
- (LBC only) Detailed methodology, including as appropriate annotated drawings, a schedule of works, and materials schedule, for the works of repair to the barn and stable.
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:

- New windows and external doors. Your drawings should as appropriate show the relationship with surrounding retained historic fabric, depth of reveal, and glazing bar detail. (LBC only, to include internal doors).
- New external shutters
- Typical eaves detail to extensions and new buildings
- Rooflights to the barn, to show relationship with retained historic fabric, and profile in relation to surrounding roofslope
- Rainwater goods and other external pipework, vents or flues to be of painted metal.
- Detailed hard and soft landscaping plan, to include elevational drawings of any new or altered fences, walls, gates or other boundary treatments, and details of materials to new or altered hard landscaping.

Suggested informative:

- You are advised that the new rooflights should be flush fitting, metal framed conservation style rooflights, and should be sited to minimise impact on the historic fabric of the roof to the barn. If possible, they should be sited either between or above the existing rafters.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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