

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0704	Case Officer:	Anna Tidey
Application Type:	Listed Building Consent		
Proposal:	Demolition of existing conservatory and lean-to outhouse, internal re-configuration to ground and first floor East Building, ground floor alterations to the West Building, altered fenestration to the East building together with internal and external alterations		
Site:	Strouds, Church Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7AY, ,		
Validation Date	27 Mar 2026	Overall Expiry Date:	18 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Jun 2026
Target Date:	22 May 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	30 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0704

**Strouds, Church Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7AY,
Demolition of existing conservatory and lean-to outhouse, internal re-configuration to ground
and first floor East Building, ground floor alterations to the West Building, altered fenestration to
the East building together with internal and external alterations
Mr And Mrs M McGahon**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: The proposal is considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 as well as the relevant paragraphs of the NPPF. Recommends a series of conditions to control the detail of the works.

Further comments: I understand that it is applicant's hope to avoid pre-commencement conditions:

- Details of new facing materials -The materials schedule provided is acceptable, with the exception of the rainwater goods.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing -This is a condition to be complied with, and should still be applied to any approval.
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of new windows and external doors. Your drawings should as appropriate show details of glazing bars and of depth of reveal - Timber windows with concealed trickle vents would be preferable. Aluminium French window set acceptable, but drawings need to show depth of reveal.
- New rooflights to the northern roof slope of the annexe to be flush fitting, metal framed conservation style rooflights- This is a condition to be complied with, and should still be applied to any approval.
- New or altered rainwater goods or other external pipework to be of painted metal -
The proposed materials schedule shows uPVC rainwater goods. Accepts uPVC for a very short section patched into existing, otherwise entirely uPVC gutter.

PARISH COUNCIL OBSERVATIONS

Horsted Keynes Parish Council: No objection.

INTRODUCTION

This application seeks Listed Building Consent for the demolition of an existing conservatory and lean-to outhouse, internal re-configuration works to the ground and first floor in the East Building, ground floor alterations to the West Building, altered fenestration to the East building together with internal and external alterations at Strouds, Church Lane in Horsted Keynes.

RELEVANT PLANNING HISTORY

DM/26/00703. Demolition of existing conservatory and lean-to outhouse, internal re-configuration to ground and first floor East building, ground floor alterations to the West building, altered fenestration to the East building together with internal and external alterations. Yet to be determined.

04/00822/LBC. Alterations to existing entrance and lobby comprising removal of plastic rooflight and install new roof lantern onto existing flat roof. Remove existing entrance door, surround and window and form new entrance surround, door and frame. Approved May 2004.

08/00415/FUL. Conversion of roof space in double garage to study with six new rooflights and insulation to the interior of roof and floor. Approved April 2008.

02/01858/LBC. Replacement of existing door and window. Approved October 2002.

02/01418/LBC. Erection of a single storey timber glazed conservatory upon a dwarf wall. Approved August 2002.

02/01415/FUL. Erection of a single storey timber framed glazed conservatory upon a dwarf wall. Approved August 2002.

SITE AND SURROUNDINGS

Strouds is a Grade II Listed building on the corner of Church Lane in Horsted Keynes.

The older part of the house, referred in the description of the works as the West Building, dates back to the C16th and lies parallel to Church Lane, with a more modern attached annexe extension, referred in the description of the works as the East Building, which is located at the rear. This part of the building can be viewed from the driveway on entry to the house.

APPLICATION DETAILS

This application seeks Listed Building Consent for various works to the main part of the Listed building and to the attached 1970s annexe section.

The proposed alterations to the main house include:

- Relocation of the kitchen from the ground floor house to the annexe, and repurposing of the existing kitchen space as a utility and boot room, including infilling a non-original opening;
- Conversion of the existing utility/boot/boiler room to a plant room;
- Replacement fittings to an existing bathroom at first floor; and
- A replacement heating and hot water system.

The application details the following proposed internal and external alterations to the annexe: Demolition of an existing conservatory to the northern side of the annexe and installation of French windows;

- Demolition of a lean-to store to the eastern side of the annexe and the installation of an additional window opening in its place;
- Internal reconfiguration of the annexe at ground and first floor;
- Associated changes to floor levels, staircase position, and fenestration to the link and annexe, including new/altered windows and rooflights;

The application was accompanied by a Heritage Statement and a Concept Design Report, which are available to view on the planning file. This details that the proposed changes are sought to provide more usable habitable accommodation for the family, more practical living spaces and more efficient use of the available space.

Further supporting information and details have been provided in a materials schedule, samples and details of the proposed tiles, bricks, rooflights, French doors and windows have been provided by the applicant's agent during the course of determining the application to address the Conservation Officer's comments and suggested conditions.

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, the Horsted Keynes Neighbourhood Plan and Site Allocations DPD.

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:

DP34 Listed Buildings and Other Heritage Assets

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Horsted Keynes Neighbourhood Plan - made May 2023.

Policy HK4 Maintaining Local Character and Good Quality Design

Policy HK6 Conserving Local Heritage

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 hearings were concluded on the 19th March 2026. 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) (December 2024)

ASSESSMENT

The only issue to consider in this instance is the impact of the proposal upon the listed building.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the consideration of the application. S. 66 states:

'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.'

District Plan Policy DP34 is also relevant in the determination of this application. It states:

'DP34: Listed Buildings and Other Heritage Assets

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o 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; o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself; o Special regard is given to protecting the setting of a listed building;*
- o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

The relevant NPPF guidance on proposals affecting heritage assets is contained in Paragraphs 207 to 210, which state:

'207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.'*

Also relevant are paras 212-215, which state:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

c)conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d)the harm or loss is outweighed by the benefit of bringing the site back into use.

215. 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.'

The Conservation Officer has considered that the proposed works will not harm the character or the setting of the listed building or its significance. The Conservation Officer has been consulted on the application and the subsequent materials and details submissions. Her views on the alterations and proposed construction materials are accepted.

The proposed construction materials and detailing have been examined and are considered appropriate to preserve the Listed Building and its setting, and to therefore meet the aims and requirements of District Plan Policy DP34, and relevant guidance contained in the NPPF.

PLANNING BALANCE AND CONCLUSION

The proposed internal and external works will preserve the special interest of the Grade II listed building at Strouds and are found to meet the requirements of District Plan DP26 and DP34, Neighbourhood Plan Policies HK4 and HK6 and the relevant heritage guidance contained in the NPPF.

Consequently this Listed Building Consent application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey