

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1709	Case Officer:	Hamish Evans
Application Type:	Listed Building Consent		
Proposal:	Alterations and extension to residential outbuilding associated with Sunte House (Barn); external and internal alterations to remaining outbuildings (Stables, Cowshed, Byre); external and internal alterations to separate dwellinghouse (The Cottage)		
Site:	Sunte House, Birchen Lane, Haywards Heath, West Sussex, RH16 1RZ, , ,		
Validation Date	9 Jul 2025	Overall Expiry Date:	7 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Sep 2026
Target Date:	3 Sep 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	24 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1709

**Sunte House, Birchen Lane, Haywards Heath, West Sussex, RH16 1RZ, ,
Alterations and extension to residential outbuilding associated with Sunte House (Barn); external
and internal alterations to remaining outbuildings (Stables, Cowshed, Byre); external and internal
alterations to separate dwellinghouse (The Cottage)
Peter And Hayley Reid**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

Identifies less than substantial harm to the curtilage listed buildings, and through impact on setting to the special interest of Sunte House.

Historic England

Recommend approval.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

No comment.

INTRODUCTION

The application seeks listed building consent for alterations and extension to residential outbuilding associated with Sunte House (Barn); external and internal alterations to remaining outbuildings (Stables, Cowshed, Byre); external and internal alterations to separate dwellinghouse (The Cottage). The application site is located at Sunte House, Birchen Lane, Haywards Heath, RH16 1RZ.

RELEVANT PLANNING HISTORY

05/02450/FUL. Conversion of redundant barn and cowshed together with existing cottage to form two dwellings. Permission.

05/02781/LBC. Conversion of redundant barn and cowshed together with existing cottage to form two dwellings. Permission.

DM/21/0793. To obtain formal confirmation of implementation, and continued validity, of the existing consents HH/05/02450/FUL and HH/05/02781/LBC (conversion of redundant farm buildings with existing cottage). Permission.

DM/25/1705. Proposed demolition and removal of roof canopy and stairs to existing garage and replace with new wooden staircase. Proposed construction of rear extension to main house and extension linking the Dairy and Toolshed outbuildings. Proposed construction of new poolhouse and associated external and internal works, including window replacements. Permission.

DM/25/1706. Proposed demolition and removal of roof canopy and stairs to existing garage and replace with new wooden staircase. Proposed construction of rear extension to main house and extension linking the Dairy and Toolshed outbuildings. Proposed construction of new poolhouse and associated external and internal works, including window replacements. Permission.

DM/25/1709. Alterations and extension to residential outbuilding associated with Sunte House (Barn); external and internal alterations to remaining outbuildings (Stables, Cowshed, Byre); external and internal alterations to separate dwellinghouse (The Cottage). Pending consideration.

SITE AND SURROUNDINGS

The application site is located within countryside and adjacent to the built-up area boundary of Haywards Heath which is located to the south of the site. The site consists of a former home farmstead of the estate of Sunte House which is a substantial Grade II* listed building.

The application site is located to the northeast of the main house. The farmyard includes a large timber framed, weatherboarded barn dating originally from the late 17th- early/mid-18th century, which would appear to have been altered and/or partly rebuilt during the 1980s, a late 18th/early 19th century stables and cowshed, and a mid-19th century byre. A mid-19th century cottage forms the northwest corner of the yard. These buildings are regarded as curtilage listed, and have group value with Sunte House and the Grade II listed garden buildings, contributing positively to their setting.

The existing barn is a two-storey building with a large catslide roof. It is characterised by block work and timber clad walls, brown clay roof tiles and timber framed windows and doors. The existing stable building is single storey in its nature and is characterised by block work walls, brown concrete roof tiles and timber window and door frames. The existing cow shed is single storey in its nature and is characterised by block work walls, brown clay roof tiles and timber window and door frames. The existing open-sided Byre is single storey in its nature and characterised by block work walls, brown clay roof tiles and timber framing. The existing cottage is single storey in its nature and is characterised by bare brown brick work walls, brown clay roof tiles and white timber window and door frames.

The site is accessed from a private road to the north which leads to Birchen Lane. There are several trees located within the site that are category A, B, C and U trees. To the east, north and south of the application are existing residential properties and to the west of the site is open countryside.

APPLICATION DETAILS

The application seeks listed building consent for alterations and extension to residential outbuilding associated with Sunte House (Barn); external and internal alterations to remaining outbuildings (Stables, Cowshed, Byre); external and internal alterations to separate dwellinghouse (The Cottage). The application site is located at Sunte House, Birchen Lane, Haywards Heath, RH16 1RZ.

The proposed alterations to the barn consist of a single storey side extension, four proposed rooflights, replacement brown clay roof tiles, new timber horizontal cladding, replacement ground floor windows, a new wood burner flue, the installation of partition walls internally to create a kitchen, WC and mezzanine floor. The proposed side extension would measure some 2.5 metres in width, 5.8 metres in depth, an eaves height of 2.3 metres and a total height of 4.6 metres. It has been confirmed that the building would continue to be used for ancillary purposes to the main dwelling Sunte House.

The proposed alterations to the existing stables consists of new timber cladding to existing elevations, replacement timber doors, replacement ground floor north and south facing windows, replacement roof tiles and a new wood burner flue. It has been confirmed that the building would continue to be used for ancillary purposes to the main dwelling Sunte House.

It is proposed that the existing cowshed will be internally partitioned. The northern element will be connected with the existing byre and together they would provide a gym, toilet, changing room, plant room, garden store/potting shed and mower/equipment store. The southern element will be incorporated into the cottage building. The proposal would also include elevational alterations to the cowshed and byre including windows, doors timber cladding and brickwork.

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 Haywards Heath 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:

DP34 - Listed Buildings and Other Heritage Assets

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.

Haywards Heath Neighbourhood Plan (adopted December 2016)

No relevant policies.

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 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)

ASSESSMENT

Impact on Heritage Assets and Character and Appearance

Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the LPA should have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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 seek to preserve the special interest of the Listed Building. Due to the publication of the NPPF this policy is considered to be materially inconsistent with national decision-making policies and should be given very limited weight. Greater weight should be given to policies HE4, HE5 and HE6 of the NPPF.

The policies require development conserve heritage assets in a manner appropriate to their significance. Applications should identify whether there is harm to the significance of the heritage asset and that if there is harm this will be a matter of considerable importance and weight. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

The application building Sunte House is a grade II* listed building.

The Council's Conservation Officer has objected to the proposal identifying less than substantial harm to the curtilage listed buildings, and through impact on setting to the special interest of Sunte House. This is due to the proposed elevational treatment to the existing buildings. They raise no objection to the other elements of the application, subject to imposition of conditions. Historic England have raised no objection to the proposal.

Whilst the Conservation Officer's comments are noted the elevational treatment would be relatively traditional in its appearance and openings would in similar locations to existing openings. A condition can also be imposed to ensure that any repair or replacement works are done sympathetically. As such, whilst the Conservation Officers comments are noted it, is not considered that the development would result in harm to the significance of the heritage assets.

Taking into account, the above the proposal is considered to conserve the special interest of the listed building, it would respond to its context, integrate with the surrounding area and conserve the natural beauty of the countryside. As such the proposal is considered to meet the requirements of policy DP34 of the Mid Sussex District Plan and policies HE4, HE5 and HE6 of the NPPF and section 66 of the Listed Building and Conservation Area Act 1990.

CONCLUSION

It is considered to conserve the special interest of the listed building, it would respond to its context, integrate with the surrounding area and conserve the natural beauty of the countryside. The application is also exempt from the requirement to provide biodiversity net gain. Therefore the proposal is considered to meet the requirements of policy DP34 of the Mid Sussex District Plan and policies HE4, HE5 and HE6 of the NPPF and section 66 of the Listed Building and Conservation Area Act 1990.

Decision: Permission

Case Officer: Hamish Evans

