

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 June 2025 16:04:52 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: Great Thorndean Barn DM/25/0854 and 0855

Hi Caroline

Comments on the above planning and listed building consent applications.

Great Thorndean Barn is a Grade II listed 17th century barn, located within a historic farmstead in a rural position to the east of Warnliglid. Within the farmstead, there is also a Grade II listed former farmhouse, and a curtilage listed former dairy (both in separate ownership). The barn has been converted for residential use following the granting of planning and listed building consent in 2017, amended by applications granted in 2022.

The current proposal is for the introduction of three rooflights to a range attached to the south eastern corner of the barn, now in use as the kitchen. This range is historic; it dates from the 19th century and was originally used as a cowshed. It makes a positive contribution to the special interest and narrative of the building, and of the development of the farmstead and its agricultural practice over time. The alterations approved to this structure as part of the conversion works were carefully considered in order to ensure that this significance was preserved.

Historic England has published relevant guidance on the conversion of agricultural buildings (link below). This notes at page 28 that: *'One of the most sensitive issues with any farm building adaptation is the insertion of roof lights. Farm buildings rarely had any form of glazing at roof level, though sometimes glazed tiles or slates were used. Numerous new roof lights poorly positioned can have an intrusive impact...'*

historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/

The proposed rooflights are significant in scale (938 x 1398mm) and would result in the loss of a correspondingly significant amount of historic fabric from the roof of the building, which is considered contentious. They would also, because of their size and number, be in my opinion unduly visually prominent within the roof slope. For these reasons, I would consider the current proposal to be contrary to the requirements of District Plan Policy DP34, as well as the HE guidance mentioned above.

It is also contrary to the requirements of Design Principle DG53: Principles for conversions of traditional buildings with heritage value, which states that: *'The primary objective of all conversions of traditional buildings must be to retain the character and appearance of the original building, and its defining architectural characteristics.'*

In terms of the NPPF, I consider that the proposal will result in less than substantial harm to the special interest of the building, at around the low-mid range of that scale. Paragraph 215 will therefore apply.

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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