

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2464	Case Officer:	Anna Tidey
Application Type:	Listed Building Consent		
Proposal:	Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.		
Site:	The Barn House, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG, ,		
Validation Date	2 Oct 2025	Overall Expiry Date:	7 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Mar 2026
Target Date:	27 Nov 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	27 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2464

**The Barn House, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG,
Conversion of the existing timber framed barn outbuilding in to living accommodation for guests
of the main house.
Mr Michael Dykes**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: The above application appears to be an exact resubmission of the approved scheme DM/20/1719. As the relevant policy context has not materially altered in the intervening period please rely on my comments on the previous application. Comments repeated from DM/20/1719: 'The building is a former open sided cow shed, dating from the late C18th and retains the great majority of its original framing. The revised plans are in general considered sympathetic to the building and its character'.

PARISH COUNCIL OBSERVATIONS

Ansty and Staplefield Parish Council: None received.

INTRODUCTION

Listed Building Consent is sought for the conversion of an existing timber framed barn in use as a garden outbuilding into living accommodation for visitors to the main house at The Barn House, off Cuckfield Road in Ansty.

An accompanying planning application has been submitted under DM/25/2463.

RELEVANT PLANNING HISTORY

DM/25/2463. Conversion of the existing timber framed barn outbuilding into living accommodation for guests of the main house. Yet to be determined.

DM/20/1719. Listed Building Consent: Conversion of timber frame barn outbuilding in to living accommodation for visitors to the main house (Amended plan received 8 January 2021) (Amended plan received 24 February 2021). Approved July 2021.

DM/20/1718. Conversion of timber frame barn outbuilding in to living accommodation for visitors to the main house (Amended plan received 8 January 2021) (Amended plan received 24 February 2021). Approved July 2021.

09/00849/LBC. Conversion of barn timber frame barn outbuilding into living accommodation for visitors to the main house. Approved May 2009.

CD/029/86. Listed Building Consent: Conversion of existing barn theatre to domestic dwelling. Approved July 1986.

SITE AND SURROUNDINGS

The Barn House is Grade II listed, as is the immediate neighbouring house at Old Place, to which it has historic agricultural links. The building that is the subject to this application is considered to be curtilage listed. A further single storey former barn, which is also within the garden, sited to the north, is in use as a garage.

The application is to convert an open sided former 4-bay cattle byre, with a pitched clay tiled roof situated within the garden of The Barn House. It is estimated that the barn dates from the very end of the C18th. The building is currently in use for garden storage.

The Barn House is located in open countryside to the east of the Built up Area boundary of Ansty, off Cuckfield Road.

APPLICATION DETAILS

This application seeks Listed Building Consent for the conversion of a detached outbuilding into ancillary living accommodation for guests at The Barn House.

Consents to use the byre as additional ancillary accommodation date back to 2009. More recent consents were granted in 2020 for planning permission under DM/20/1718 and Listed Building Consent under DM/20/1719.

In detail, the proposed plans show the conversion of the building for residential use. Externally the works include the insertion of two pairs of bespoke hardwood French doors with full height glazed sidelights inserted in a set back position in the existing bay opening on the east elevation of the building, to face towards the principle elevation of The Barn House. This will provide access directly into the new living room space, in the centre of the building.

To the south a small kitchen and a bathroom will be created with an internal partition wall, each sharing light from new hardwood framed windows, to be inserted between the existing studs and bracing timbers in the south end elevation of the building, which are to remain exposed.

At the northern end of the building the existing modern partition wall is to be removed and replaced with a new partition wall to create a separate bedroom, above which an enclosed loft space will be retained for bat entry and exit, via new bat access tiles inserted into the roof. An external door sited in the northern end elevation will be removed and replaced with a full height hardwood window and external shutter. The internal timber bay posts and braces will be retained and left to be visible internally with insulation provided between the rafters and studs.

The application has been accompanied by a detailed Heritage Statement which can be viewed on the planning file.

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 Ansty, Staplefield and Brook Street 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 policy:

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

Ansty, Staplefield and Brook Street Neighbourhood Plan -made February 2017.

No policies are relevant to this proposal.

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 policy:

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)

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

The only issue to consider in this instance is the impact on the listed building.

As such 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 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.'

Comments have been provided by the Conservation Officer and these are reproduced above.

In converting the barn to ancillary accommodation it is recognised that both the fabric and the appearance of the building will be altered. The changes that are proposed seek to retain the agricultural appearance of the building, to retain historic features and reflect its original character and use.

The site is considered to be curtilage listed by virtue of its historic association with Old Place (formerly Ansty Farm). The barn lies within the setting of Grade II designated heritage assets at Old Place and The Barn House. The proposal will allow the preservation of the curtilage listed barn, which makes a positive contribution to their settings.

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 proposal will preserve the barn, itself a curtilage Listed Building and the setting of the adjacent Listed Buildings at The Barn House and Old Place. The proposed use of the barn for ancillary accommodation will secure a viable use, conserving the building and thereby enhancing the setting of the adjacent Listed Buildings.

The conversion works will not result in harm to the Listed Building, but will enhance the appearance of the curtilage barn, give it a future use that will secure its preservation and make a positive contribution to the group of dwellings.

With the agreed recommended planning conditions it is considered that the proposal will preserve the barn, itself a curtilage Listed Building and the adjacent Listed Buildings at and therefore meet the aims and requirements of District Plan Policy DP34, and relevant guidance contained in the NPPF.

PLANNING BALANCE AND CONCLUSION

The proposed works include internal and external alterations to a curtilage Listed barn. The details of the proposed conversion works and their impact upon the historic fabric of the building have been re-examined, with reference to an earlier approved, but unimplemented conversion scheme.

The proposed barn conversion to ancillary accommodation will conserve the curtilage Listed building and protect its future as a heritage asset. The conversion works will enhance the external appearance of the building, whilst preserving the important internal features. The conversion will maintain the special interest of the curtilage listed barn and ensure its future and the positive contribution which it makes to the setting of The Barn House.

The proposal will accord with District Plan Policy DP34 and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Anna Tidey