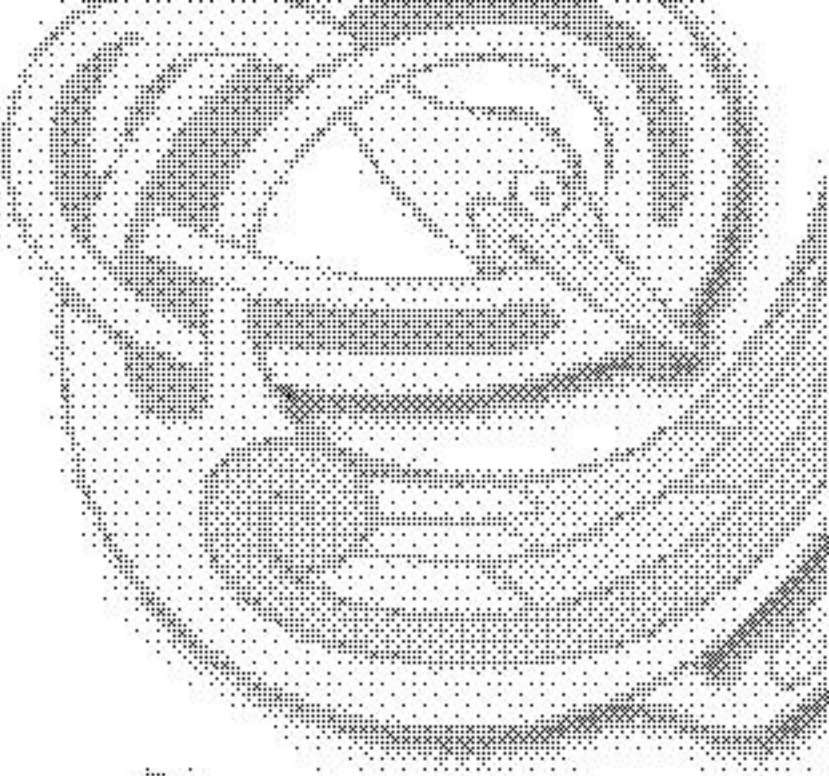




colin**smith**planning

Miss Deborah Lynn
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex RH16 1SS

Our ref MIDS/23/01
Your ref
16.03.25

Dear Miss Lynn,

Development at Great Thorndean Barn, Slough Green Lane, Warninglid, Haywards Heath, West Sussex RH17 5SL

I refer to the above site. I have been instructed by the owner of the property, Mr James Clarke, to submit a Householder and listed building consent application for the installation of windows in the roof of the existing kitchen to the dwelling.

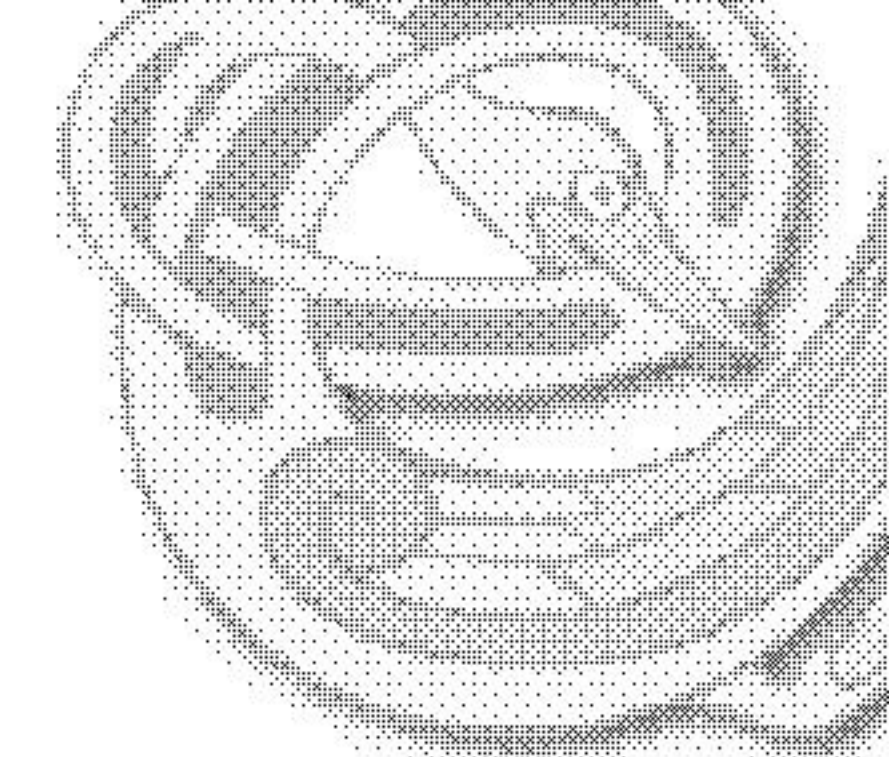
SITE AND SURROUNDING AREA

The application site consists of Great Thorndean Barn, a grade II listed barn, that has been converted to residential accommodation. To the southwest of the listed barn lies The Old Dairy which is a brick built structure and is considered to be curtilage listed. The buildings previously formed part of an agricultural complex. The buildings are set within a cluster of buildings and are accessed via a private track to the south of Slough Green Lane. A grade II listed property, Great Thorndean Farmhouse, lies further to the north east, with Oakwood House lying further east, to the east of the access track. Agricultural land lies to the west of the site with land levels of the adjoining field rising westwards.

The site was subdivided and sold separately prior to conversion works taking place and therefore the buildings at Great Thorndean Barn and The Old Dairy lie in separate ownership.

PLANNING HISTORY

The site was originally in single ownership prior to the submission of planning applications to convert the two buildings (The Barn- the current application site, and The Dairy- the adjacent building). The details of the relevant planning applications are set out below;



Reference	Site	Description	Decision	Date
Planning permissions				
DM/17/1837	The Barn and the Dairy	Demolition of buildings, conversion and alteration of buildings to form two dwellings and erection of car ports. Site address amended 22.05.2017 (previously given as Great Thorndean Farm).	Grant	23.08.2017
DM/17/5102	The Barn	Discharge of conditions 3, 4, 5, 6, 8, 10 and 11 relating to DM/17/1837.	Details approved	18.04.2018
DM/20/2681	The Barn	Conversion of Barn to residential.	Refused; appeal dismissed	09.08.2021
DM/21/3687	The Barn	Repositioning of garage, changes to fenestration, alteration of the landscaping (from previously approved application DM/17/1837). As well as several internal alterations to the layout of the main dwelling, this includes the relocation of staircases, kitchen and downsizing the number of bedrooms from 6 to 5.	Granted	06.06.2022
DM/22/2018	The Barn and The Dairy	Variation of condition 5 of planning application DM/22/2243 - to allow a different finish to the courtyard. Updated landscaping plan received.	Granted	08.11.2022

More recently, the current owner of the site has submitted an application for the erection of a stable to the southern boundary of the site, reference DM/24/2423. At the time of submission of this application, the stable application has not been determined.

POLICY CONTEXT

Decisions on planning applications should be made in accordance with the policies of the development plan, unless material considerations indicate otherwise. In this case the development plan consists of the Mid Sussex District Plan, adopted in 2018, and the Ansty, Staplefield and Brook Street Neighbourhood Plan, “made” in 2017. According to the Local Plan proposals map, the application site is within the countryside and within an area designated as the High Weald Area of Outstanding Natural Beauty- although these areas are now known as

National Landscapes.

The following policies of the District Plan are relevant;

- DP26- Character and Design
- DP34- Listed Buildings and Other Heritage Assets

There are no policies of the Neighbourhood Plan that are relevant.

Other material considerations

NPPF- the NPPF was published in December 2024 and sets out the Governments policy approach. It is a material consideration in determining planning applications. Paragraphs 10 and 11 define sustainable development as those which do not result in conflict with the policies of the development plan.

Paragraphs 187- 191 relate to guidance for conserving and enhancing the natural environment, including Areas of Outstanding Natural Beauty (now National Landscapes).

Paragraphs 207- 221 relate to the potential impacts of development on heritage assets.

Significant weight should be attached to the NPPF as a material consideration.

PROPOSED DEVELOPMENT

The application is for the installation of rooflights to the southern elevation of the kitchen roof. The kitchen is the southern most section of the ground floor of the dwelling.

Three rooflights are proposed, and they are to be Heritage Conservation type rooflights. Details of the specification of the rooflights are submitted with the application. The rooflights will be 938mm x 1398mm (as identified on the accompanying specification sheet).

There will be no increase in the size, scale or volume of the dwelling as a result of the proposal.

MAIN ISSUES

Given the policy context above, the main issues for consideration are;

- Impact on the character of the area
- Impact on the amenities of adjoining properties
- Impact on the heritage asset.

Character and appearance of the area

Policy DP26 requires all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. The policy has a number of criteria that are required to be complied with, however, due to the scale and nature of the proposal, not all are relevant to the consideration of this application.

The policy sets out that all development, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside and is of high quality design.

The proposed development, to install the rooflights to the existing roofslope will not significantly alter the design, appearance or scale of the existing building. The rooflights are flush fitting, and together with the positioning on the southern roofslope, which faces away from the access drive to the property, which is to the east, means that the insertion of the rooflights will not result in any material change to the appearance of the building.

As a result, the development does not conflict with the relevant parts of policy DP26.

Amenities of adjoining properties

Policy DP26 also contains a criterion that requires development to not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.

The rooflights are to be installed in the southern facing roofslope of the kitchen. The installation of the rooflights will mean that the view out of them will be to the sky and upwards. There will be no views of the adjoining residential properties. The nearest residential property is The Dairy, also converted and part of the same historic farm complex, but now in separate ownership. However, this property is approximately 12.5m from the south elevation of the kitchen, and with a car port and some trees in between. Even if there were views out of the

rooflights that were not upward, it is submitted that there would be no overlooking or loss of privacy.

As a result, there will be no conflict with the relevant section of policy DP26.

HERITAGE STATEMENT

Impact on heritage assets

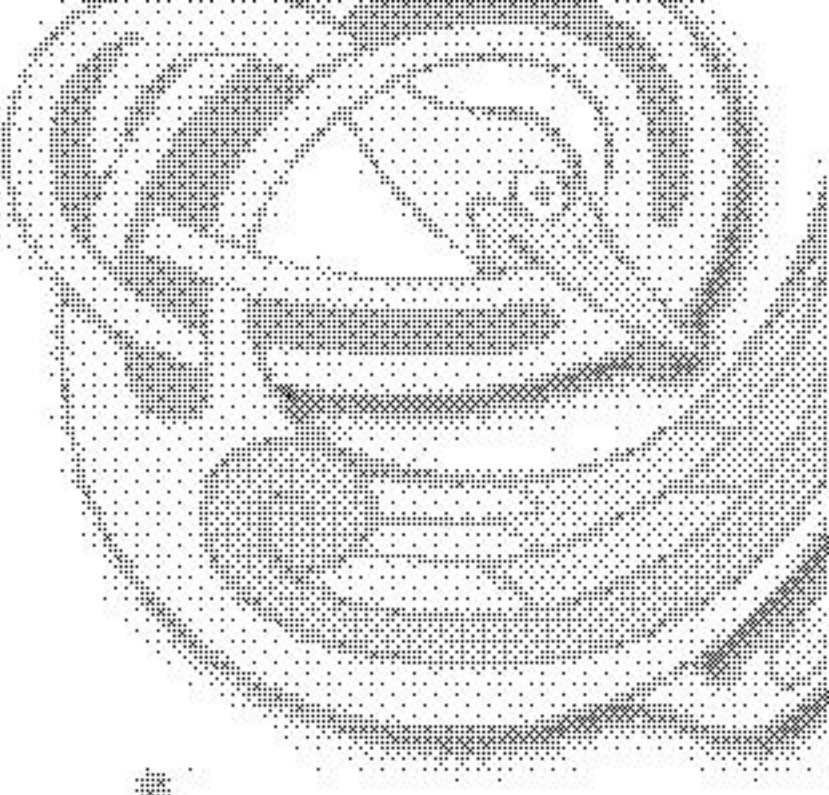
Policy DP34 is aimed at protecting listed buildings and their settings. The Barn is a listed building and therefore a designated heritage asset. The policy requires an understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal. Special regard is given to protecting the setting of a listed building.

The Barn is a former agricultural building that was part of an agricultural complex focussed on Great Thorndean Farm. The rooflights are to be installed in a later extension to the barn at its south eastern end- likely used for the keeping of animals/livestock. The floor is at a lower level than the main barn, and it appears as a distinct separate element of the whole structure. The significance of the Barn, together with its various additions, is that it reflects an historic period of agricultural use, including arable, and later, livestock farming. The various additions were added in response to the changing demands of the agricultural activity being carried on at the farm.

The Barn is now no longer in agricultural use but planning permission and listed building consent have been granted for conversion to residential. This change of use represents a “new chapter” in the use of the building, and the works to carry out the conversion were carefully managed in order to ensure that the agricultural form and scale were retained, whilst also allowing for residential use. It was the investment in the conversion to residential use that ensured the continued existence of the building (and the former Dairy to the south west).

The insertion of three rooflights will be a minor alteration in the context of the scale and size of the building as a whole. The insertion of rooflights was considered acceptable in the western elevation of the Dairy building to the west, provided they were flush fitting conservation rooflights. The same are proposed for this application. Being flush fitting, the rooflights will not be highly visible or obvious particularly from the main front (western) elevation of the building.

As a result, it is submitted that the proposed development is minor in nature and will not result in harm to the setting or appearance of the heritage asset. As no harm is caused, there is no requirement to carry out a balancing exercise with any public benefits, as set out in the NPPF. It is submitted that there will be no conflict with policy DP34.



CONCLUSION

In the light of the above, it is submitted that the proposal should be considered acceptable in principle, as there will be no harm to the character of the area generally, or the landscape character of the National Landscape. There will be no harm to the wider character and appearance of the area given the small scale of the alterations to install the rooflights. The development will not result in harm to the amenities of the occupiers of the adjoining dwelling, and no harm to the appearance or setting of the Grade II Listed building (The Barn).

As a result of the above, the proposed development does not conflict with the policies of the development plan, and consequently falls within the definition of sustainable development, as set out in paragraphs 10 and 11 of the NPPF. The proposed development should therefore be granted planning permission without delay.

Should you wish to make a site visit, please feel free to contact me to arrange access, or to discuss any aspect of the proposed development.

Yours sincerely,

