

Appeal 6016411

Submitted on 17 September 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	9 July 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	See Company Name See Company Name The Wiston Estate
Contact details	Huw James ECE Planning
What is your phone number?	
What is the address of the appeal site?	Hole Street Farmhouse Hole Street Wiston West Sussex BN44 3DH
What is the area of the appeal site?	436 m ²
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The appeal site is down a driveway.
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/26/0796
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Change of use
Enter the description of development that you submitted in your application	Prior Notification for the change of use of agricultural building to 4no. dwellinghouses.
Did the local planning authority change the description of development?	No
Summarise why you are appealing	We are appealing the refusal of prior approval to convert an agricultural barn into four dwellings. The Council's sole reason for refusal alleges that necessary structural works and internal framing exceed a permitted "conversion" under Class Q.1(j). This decision is flawed and directly contradicts a recent, allowed appeal decision for the adjacent barn at Hole Street Farm (APP/Z3825/W/25/3364293). This was submitted to the LPA on 8th July 2026. The crux of this current appeal relies on three robust points: Structural Integrity & Maintenance: Professional structural evidence confirms the timber-framed barn is sound and capable of conversion. The Council incorrectly conflated essential agricultural maintenance (undertaken to prevent weather damage prior to application) with a "rebuild." Routine upkeep of rotting posts or braces does not destroy a building's capability for conversion under Class Q. Statutory Alignment: The proposed works which include; replacing exterior walls, roofs, windows, and inserting services, are explicitly authorised by Class Q.1(j)(i). While internal layouts require self-supporting elements to form habitable homes, creating independent residential spaces inside an existing frame is a standard mechanism of conversion, not a "new build." Direct Site Precedent: In allowing the prior appeal for the adjacent barn, the Inspector established that significant structural repairs, replacement walls, roofs, and internal works do not constitute rebuilding, provided the fundamental structural form is retained. The structural form of the barn is retained at the appeal site. The proposal preserves the building's original footprint, location, and agricultural identity. We respectfully request the Inspector allows the appeal.

Have there been any significant changes that would affect the application?	There have been no significant changes
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	P2330i ApplicationForm.pdf (/document/6a3d8d5f-dc58-4697-bb34-35fffd8815a3)
Did you submit an environmental statement with the application?	No
Decision letter	P2330 Decision Notice 260709.pdf (/document/068cccf0-9b61-4e71-be61-0ff7d1f5f723)
Do you have a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Do you want to apply for an award of appeal costs?	Yes
Application for an award of appeal costs	P2330i Costs Application Form.pdf (/document/10b5b594-c729-437a-b366-5499daab3128)