

## **Planning & Heritage Statement**

Regarding planning application concerning

**Re-use of former stables as annexe to farmhouse**

at

**Nuthurst Farm, Nuthurst Street, Nuthurst RH13 6LH**

on behalf of

**Mr T Martin**

**May 2026**



**Chartered Town Planner**  
Royal Town Planning Institute

## **1. Introduction**

- 1.1. The planning application concerns the re-use of former stables as an annexe to the farmhouse at Nuthurst Farm, Nuthurst Street, Nuthurst RH13 6LH.
- 1.2. The application follows the grant of permission to convert the former stable building into a holiday let under references DC/18/0549 (Planning Permission) and DC/18/0550 (Listed Building Consent). These permissions were implemented with the physical works for conversion undertaken to enable residential use. Therefore no further works are required to enable residential use as an annexe and for this reason Listed Building Consent is not required.
- 1.3. This statement will demonstrate that the proposed re-use as an annexe to the farmhouse will not result in any harm. A need has arisen for annexe accommodation for the applicant's daughter to support the applicant who lives in the farmhouse in his older years. The annexe will provide her own private space but ensure that she is close by to assist her farther in the farmhouse. The family will remain as a single household. The building could also be re-used as holiday let in the future if circumstances change subject to the necessary consents.
- 1.4. The development will meet the relevant planning policy requirements as set out at both a national and local level.
- 1.5. This Statement sets out the background to the application including a site description before summarising the planning history of the site and relevant planning policies. It then analyses the proposals against that background before concluding how the development would meet those policies and other material considerations.

## **2. Site Description and Proposals**

2.1. The application site lies in a rural location within 1 mile of Nuthurst village and 5 miles of Horsham town; the nearest large settlement. The site lies along a lane just off Nuthurst Street, a minor road linking Horsham to Cowfold and Partridge Green.

2.2. The applicant has owned and farmed land at Nuthurst Farm, Nuthurst Street since 2014 with some 135 acres being owned. The applicant is also tenant farmer to a further 200 acres. He purchased the farmhouse separately to the farm in 2017.

2.3. The site from a Planning Policy point of view is defined as being 'Outside Built up Area Boundary' according to the extract from the Local Plan Mapping. The Farmhouse was Grade II listed in 1980 with the application building being curtilage listed. The listing describes the house as:

*C17 or earlier timber framed building, refaced with stone on ground floor and weather boarding above. Half hipped roof of Horsham slabs. Casement windows. Two storeys. Two windows.*

2.4. The Case Officer's report for application DC/18/0549 set out that the "*The stable building is single-storey and is considered to be positively contribute to the special interest of the Listed Building, particularly contributing to a courtyard plan form and its legibility as a principal structure within a farmstead.*"

2.5. The site is not within Flood Zones 2 or 3 meaning that it has a low probability of flooding. There are no surface water flooding issues at the site.

2.6. The full planning history records for the wider property are considered under section 3 of this statement.

2.7. There is sufficient parking space for several vehicles to the front of the farmhouse and application building.

2.8. Photographs of the application building and site are included below:



Views of the application building and access from the original farmyard.



View of the Grade II listed farmhouse adjacent

- 2.9. An aerial photograph showing the application building and close relationship with the Farmhouse is included below:



### 3. Planning History

3.1. The following planning applications have been submitted to Horsham District Council and are set out in descending chronological order.

|                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• <a href="#"><u>Prior notification for the erection of a three bay agricultural storage barn</u></a></li> </ul>                                                                                                                                 |
| Ref. No: DC/24/1041   Validated: Wed 10 Jul 2024   Status: Decided                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>• <a href="#"><u>Alteration of dairy roof with internal works and new openings, external landscaping including steps to the house (Listed Building Consent)</u></a></li> </ul>                                                                   |
| Ref. No: DC/20/1380   Validated: Mon 27 Jul 2020   Status: Decided                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>• <a href="#"><u>Alteration of dairy roof with internal works and new openings, external landscaping including steps to the house (Householder Application)</u></a></li> </ul>                                                                   |
| Ref. No: DC/20/1379   Validated: Mon 27 Jul 2020   Status: Decided                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>• <a href="#"><u>Prior notification for the erection of an agricultural barn.</u></a></li> </ul>                                                                                                                                                 |
| Ref. No: DC/19/1609   Validated: Wed 07 Aug 2019   Status: Decided                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>• <a href="#"><u>Re-roofing of stone and clay tile roof. (Listed Building Consent)</u></a></li> </ul>                                                                                                                                            |
| Ref. No: DC/18/0677   Validated: Thu 05 Apr 2018   Status: Decided                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>• <a href="#"><u>Replacement of oak weatherboarding and timber wood windows and doors. (Listed Building Consent)</u></a></li> </ul>                                                                                                              |
| Ref. No: DC/18/0676   Validated: Thu 05 Apr 2018   Status: Decided                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>• <a href="#"><u>Demolition and replacement of two internal stairs. Removal and alterations to partitions at ground and first floor. Demolition of front porch and demolition of rear glass lean to (Listed Building Consent)</u></a></li> </ul> |
| Ref. No: DC/18/0675   Validated: Wed 28 Mar 2018   Status: Decided                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>• <a href="#"><u>Demolition and replacement of two internal stairs. Removal and alterations to partitions at ground and first floor. Demolition of front porch and demolition of rear glass lean to. (Householder)</u></a></li> </ul>            |
| Ref. No: DC/18/0674   Validated: Wed 28 Mar 2018   Status: Decided                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>• <a href="#"><u>Conversion of existing stable building into holiday let (Full Planning)</u></a></li> </ul>                                                                                                                                      |
| Ref. No: DC/18/0549   Validated: Fri 23 Mar 2018   Status: Decided                                                                                                                                                                                                                      |

- [Conversion of existing stable building into holiday let \(Listed Building Consent\)](#)  
Ref. No: DC/18/0550 | Validated: Tue 13 Mar 2018 | Status: Decided
- [Agricultural building and ancillary hardstanding](#)  
Ref. No: DC/16/2174 | Validated: Thu 22 Sep 2016 | Status: Decided
- [Erection of a general purpose agricultural and livestock building with ancillary hardstanding and associated access](#)  
Ref. No: DC/14/1876 | Validated: Wed 17 Sep 2014 | Status: Decided
- [Erection of Agricultural Barn B Agricultural Prior Notification](#)  
Ref. No: DC/14/1506 | Validated: Thu 17 Jul 2014 | Status: Decided
- [Erection of Agricultural Barn A Agricultural Prior Notification](#)  
Ref. No: DC/14/1507 | Validated: Thu 17 Jul 2014 | Status: Decided
- [Erection of Overhead line pole\(Land North West of Knights\)](#)  
Ref. No: DC/05/0156 | Validated: Wed 19 Jan 2005 | Status: Decided
- [Erection of overhead line pole \(Land North West of Knights House\)](#)  
Ref. No: DC/04/2545 | Validated: Thu 18 Nov 2004 | Status: Decided
- [Prior notification to erect 1 x 15 metre mast aerial and equipment cabin Site: Nuthurst Farmhouse Nuthurst Street Nuthurst](#)  
Ref. No: N/47/00 | Validated: Fri 28 Jul 2000 | Status: Decided
- [Prior notification to erect a 15 metre high telecommunication mast 2 antennas 2 microwave dishes and cabinet Site: Nuthurst Farm Nuthurst Street Nuthurst](#)  
Ref. No: N/29/00 | Validated: Mon 08 May 2000 | Status: Decided

#### 4. Planning Policy

- 4.1 The NPPF is a material consideration in all planning applications. The presumption in favour of sustainable development is at the heart of the document and seeks to balance the environmental, social and economic impacts of the planning system and enable net gains where possible.
- 4.2 Paragraph 39 confirms that local planning authorities should approach decisions on proposed development in a “*positive and creative way*” in addition to seeking to approve applications for sustainable development where possible.
- 4.3 Paragraph 84 goes on to resist isolated homes in the countryside with an exception where “***the development would re-use redundant or disused buildings and enhance its immediate setting***” or “***the development would involve the subdivision of an existing residential dwelling***”.
- 4.4 Paragraph 89 goes on to state that decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 4.5 Section 9 promotes sustainable transport and recognises at paragraph 110 that “***opportunities to maximise sustainable transport solutions will vary between urban and rural areas and that this should be taken into account in decision making.***”

- 4.7 Section 11 'Making effective use of land' states at paragraph 125 that decisions should:
- “d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”.***
- 4.8 The footnote states that ***“decisions should support efforts to identify and bring back into residential use empty homes and other buildings”.***
- 4.9 Section 14 promotes sustainability including the conversion of existing buildings.
- 4.10 Section 16 concerns the historic environment. Paragraph 194 states that ***“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...”***
- 4.11 Paragraph 195 states that ***“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.”***

4.12 Paragraph 199 states that **“great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”**

4.13 Annex 1 confirms the weight that can be applied to policies adopted prior to the publication of the NPPF and that due weight should be given to them, according to their degree of consistency with the Framework. In clarification, the closer the policies in the plan are to the policies in the Framework, the greater the weight that may be given.

Horsham District Planning Framework (November 2015)

4.14 Policy **1** ‘Sustainable Development’ sets out the spatial policy for the district. It confirms that new development should improve economic, social and environmental conditions in the area and focus on the settlements.

4.15 Policy **10** concerns ‘Rural Economic Development’ states:

“Proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance.”

4.16 Policy **16** is another strategic policy entitled ‘Meeting Local Housing Needs’ and states that development should provide a mix of housing sizes, type and tenures to meet the needs of the District’s communities.

4.17 Policy **24**, a strategic policy considers ‘Environmental Protection’, whereby recognition of the high quality of the District’s environment will be given through the planning process. Development will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution.

4.18 Policy **25** ‘The Natural Environment and Landscape Character’ states that all new development must respect and, where appropriate, enhance the character and distinctiveness of the landscape and habitats.

- 4.19 Policy **26** 'Countryside Protection' seeks to protect the countryside from inappropriate development. Proposals must also be of a scale appropriate to its countryside character and location and not lead to a significant increase in the overall level of activity in the countryside, and protect, and/or conserve, and/or enhance, the key features and characteristics of the landscape character area in which it is located.
- 4.20 Policy **32** 'The Quality of New Development' states that development will be expected to:
1. Provide an attractive, functional, accessible, safe and adaptable environment;
  2. Complement locally distinctive characters and heritage of the district;
  3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit; and
  4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses.
- 4.21 Policy **33** 'Development Principles' states that developments are required, amongst others, to:
1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist.
- 4.22 Policy **34** 'Cultural and Heritage Assets' promotes positive management of development affecting heritage assets. Specifically it seeks to *"Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset"* and *"Retain and improves the setting of heritage assets, including views"*.
- 4.23 Policy **37** promotes 'Sustainable Construction' including through design measures and limiting water use to 110 litres/person/day. It encourages

walking, cycling, cycle storage and accessibility to sustainable forms of transport.

4.24 Policy **40** promotes 'Sustainable Transport' including safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport and the delivery of goods.

4.25 Policy **41** 'Parking' states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

#### The Emerging Horsham Local Plan 2024

4.26 The Council formally submitted their new Local Plan to the Inspectorate for examination on 26th July 2024. Despite a number of delays and concerns raised by the Inspector it is suggested that some weight can be given to the policies of the document, particularly where there are no unresolved objections to them.

4.27 In particular, regard has been given to the following policies:

- Strategic Policy 8 – Sustainable Design and Construction
- Strategic Policy 13 – The Natural Environment and Landscape Character.
- Strategic Policy 14 – Countryside Protection
- Strategic Policy 19 – Development Quality
- Strategic Policy 20 – Development Principles
- Policy 31 – Rural Economic Development
- Policy 32 – Conversion of Agricultural and Rural Buildings to Commercial, Community & Residential Use (see below), although the suggested modifications include the removal of the words "Commercial, Community &".

**Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community & Residential Uses**

Outside defined built-up areas and secondary settlements, conversion of redundant agricultural and forestry buildings to residential use, will be supported where all of the following criteria are met:

1. The building is in established agricultural or forestry use and it can be demonstrated that:
  - a) the current use is no longer necessary, or
  - b) the proposal would secure the future of an existing heritage asset or a building worthy of retention.
2. The building is appropriate for conversion given its existing scale, architectural merit, character and setting, including its relationship with surrounding uses.
3. The existing building is not so derelict as to require substantial reconstruction, significant alteration or extension.
4. The site is served by an existing metalled road or other suitable access to the local road network.
5. The proposal would not result in a property with an overly domesticated or urban character, nor adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside of the wider area.
6. It is demonstrated that the proposal will:
  - a) Enhance the immediate setting through its design and appearance, landscape design and materials; and
  - b) enhance biodiversity in and around the site.

- Strategic Policy 38 – Meeting Local Housing Needs
- Policy 21 – Heritage Assets and Managing Change within the Historic Environment

Nuthurst Neighbourhood Plan 2015

- 4.28 The Nuthurst Neighbourhood Plan forms part of the Development Plan. Policy 1 confirms that “development proposals will be required to conform to development plan policies in respect of the control of development in the countryside.”
- 4.29 Policy 10 requires development proposals to “reflect the architectural and historic character and scale of the surrounding buildings.”

4.30 Policy 14 requires that developments “do not significantly affect habitats for flora and fauna and wildlife corridors”.

## **5. Analysis**

5.1. It is suggested that the following issues are of most relevance in this case and are dealt with in detail below:

- Principle of development;
- Character of the area;
- Heritage Statement
- Residential amenities
- Access and parking; and
- Other matters.

### Principle of Development

5.2. The applicant is applying for planning permission for the re-use of the former stables as an annexe to the farmhouse at Nuthurst Farm. The application building was granted consent for conversion into a holiday let under references DC/18/0549 (Planning Permission) and DC/18/0550 (Listed Building Consent) shortly after the applicant's purchase of the farmhouse. The permissions were implemented by virtue of the physical works being carried out.

5.3. Following a change in circumstances, including the applicant's health, a need has arisen for him to have a greater degree of support from family on site. Therefore it has been decided that the building would better serve as an annexe to the farmhouse rather than as a holiday let. The holiday let use was never commenced and therefore there is no loss of tourist accommodation. Indeed the Building Regulations requirements to enable use as a holiday let were never satisfied and it could not be used as such.

5.4. The annexe would enable the applicant's daughter to be able to support the applicant on site whilst providing her own private space. The situation would be similar to where a caravan is placed within the curtilage of a dwelling to provide accommodation for a family member to care for an elderly relative. Such cases are commonly accepted as not resulting in development or a change of use of land requiring planning permission and this represents a

fallback option for the applicant. However, the cost would be greater and the form would be less suited to the setting of the farmhouse. Therefore this is less desirable.

- 5.5. No physical works are required to facilitate the re-use of the building as an annexe and therefore it represents the best opportunity to meet the accommodation needs. There would be nothing to prevent future re-use as a holiday let in the longer term should the requirements on the farm change, subject to the grant of planning permission and building regulations approval.
- 5.6. The NPPF at paragraph 125 strongly states that planning decisions should “promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”. This is a highly material consideration and the application of development plan policies should be considered in the context of this more recent Government policy. The proposal is in accordance with this policy by re-using an otherwise under-utilised building and will result in no impacts.
- 5.7. Whilst there may be a preference for the re-use of buildings for economic purposes in Policy 10 this would not be appropriate at the application site, given the proximity to the farmhouse.
- 5.8. Furthermore, weight must be afforded to the fact that the Local Plan examination is at an advanced stage and can be afforded weight in the decision making process. The examining Inspector has not raised any fundamental concerns to the Policy 32 other than suggested modifications which include the deletion of the words commercial and community, meaning that it only relates to residential conversions and without a preference for commercial uses. This is more in line with the up to date national planning policy position which promotes the re-use of buildings.
- 5.9. On the strength of the above and with particular regard to the principle of development, it is suggested that the re-use as an annexe would conform to the specific policy requirements at national, local and parish level.

### Character of the area

- 5.10. No physical changes are proposed to the building or within the grounds. The building has already been converted to residential use in accordance with the previous consents. The application proposes no boundary treatments to avoid any visual changes to the site. It therefore follows that there should be no impact on the character of the area or rural landscape from the proposed re-use as an annexe to the farmhouse.
- 5.11. Arguably the use as an annexe to the farmhouse would be more closely associated with it than the approved use as a holiday let, which would involve separate occupancy, parking of cars and more comings and goings.
- 5.12. The proposal would preserve the layout of the site and the setting of the listed farmhouse which is considered in further detail under the following subheading.
- 5.13. Policies 25, 26, 32, 33 are of greatest relevance to the appearance of the buildings and landscape character. The fact that the proposal will not change the visual character of the area is again a further indication that the application is in compliance with the above policies.

### Heritage Statement

- 5.14. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: *"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, 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"*.
- 5.15. The listing description relates only to the farmhouse itself. However, the significance of a heritage asset can extend beyond this and include the setting. The Case Officer's report for application DC/18/0549 set out that the *"The stable building is single-storey and is considered to be positively contribute to the special interest of the Listed Building, particularly contributing to a courtyard plan form and its legibility as a principal structure within a farmstead."* It is

considered that the courtyard plan form and rural environs which define the setting and contributing to the significance of the farmhouse. The report went onto state that *“The proposed works would preserve the historic interest of the Grade II Listed Building and the character of the wider surrounding area, in accordance with development plan policies.”*

- 5.16. The same remains true today and given that there are no physical changes proposed and that the application building would remain closely associated with the farmhouse, there would be no harm to the setting. The proposal therefore complies with the legal duty, NPPF and policy 34.

#### Residential amenities

- 5.17. The application building is located a considerable distance from any neighbouring properties such that there would be no impact on them.
- 5.18. The building is approximately 10m from the farmhouse to the south west and is therefore closely associated with it and contributes to the historic plan form of the farm. The building therefore lends itself to a use associated with the farm rather than an independent use. The previous permission for this building at Condition 7 requires that the building *“shall only be used in association with Nuthurst Farm”*. The proposed use as an annexe to the farmhouse is therefore considered acceptable.
- 5.19. In terms of the living arrangement, the converted stable has open plan living accommodation, alongside a bedroom with en-suite. The building already has a mains water and electricity supply with waste handled via a septic tank. The building would provide a private space for the applicant’s daughter who resides at the farm with the applicant. This is not an unusual arrangement with younger family members taking on greater work within the farm and providing support to older family members. The application does not propose use of the building as a separate dwelling and the building would not meet the national space standards for use as such without extension. The applicant’s daughter would continue to have full access to the facilities within the farmhouse, including for having family meals on a regular basis, ensuring that there is a functional

connection. It is considered that the use as an annexe to the farmhouse can be secured by condition.

- 5.20. The development is compliant with criteria of policy 33 which states that development should avoid unacceptable harm to amenity of occupiers / users of nearby property and land.

#### Access and parking

- 5.21. The annexe would utilise the existing access and parking area within the original farmyard. The existing driveway can accommodate several cars. The property will remain a single household and therefore there would not be any additional vehicular movements generated by the use. Conversely the use as a holiday let (as previously approved) would generate more movements. The parking at the property will meet the requirements set out by policy 41.

- 5.22. It is particularly relevant that within application DC/18/0549 the Case Officer's report concluded that *"there are no highway safety concerns in respect of the proposal"*. This application concerns the same access arrangements and the same conclusions would apply.

#### Ecology

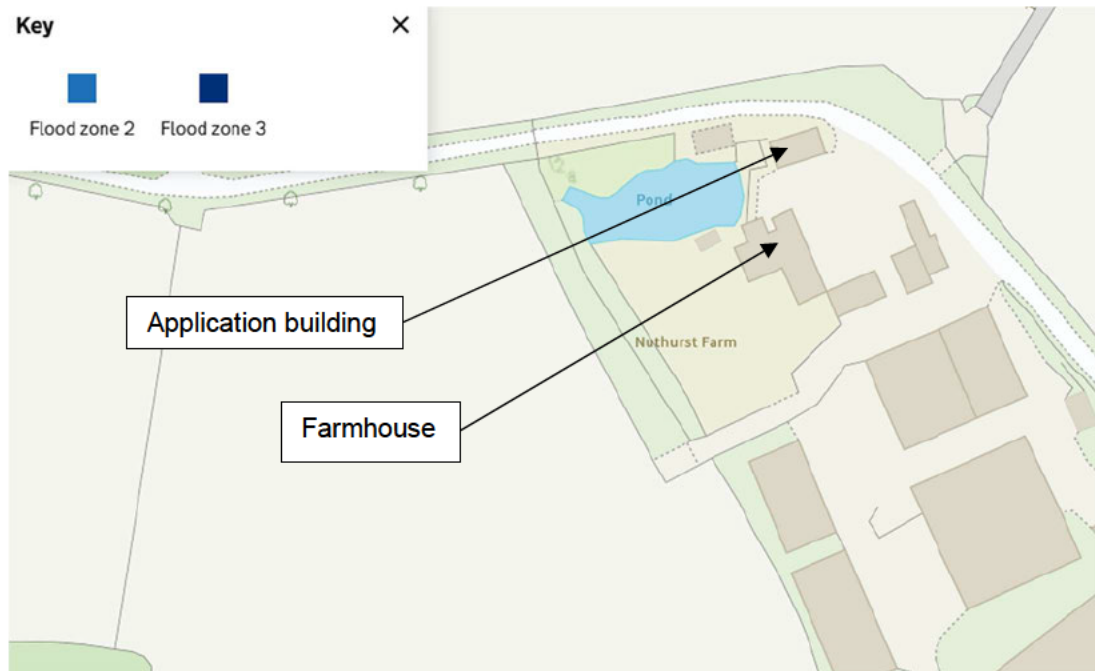
- 5.23. There are no physical changes to the building or within the grounds. As such there would be no ecological impacts and the de-minimis exemption to Biodiversity Net Gain applies.

#### Contamination

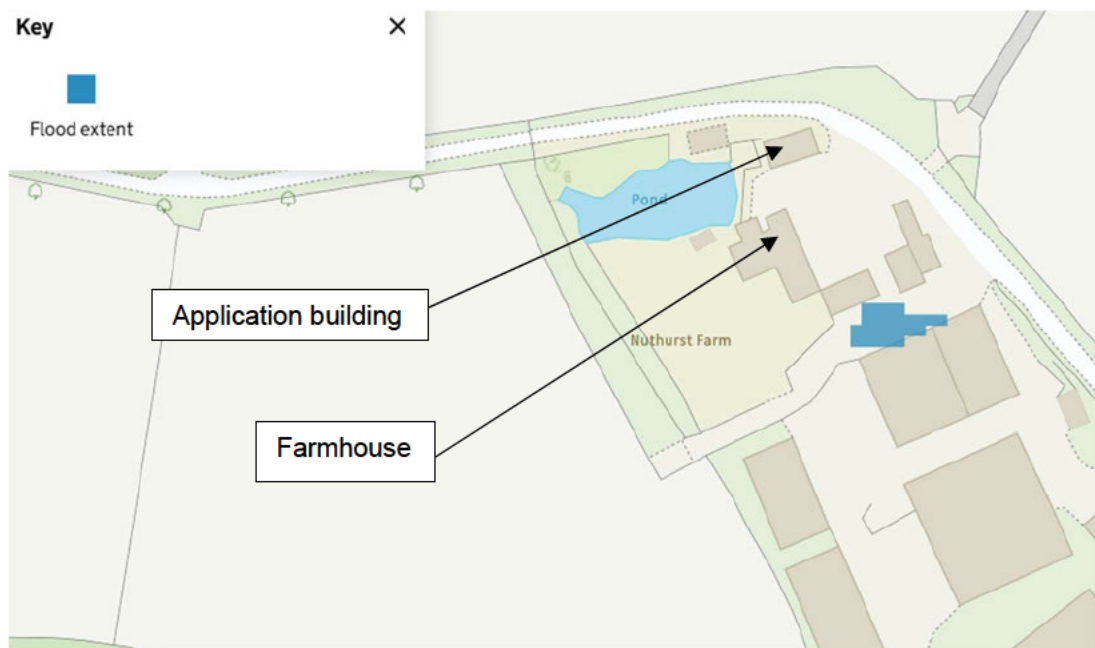
- 5.24. There are no contamination concerns given that the building has previously been converted to support a residential use.

### Flood Risk

- 5.25. The site is not within Flood Zones 2 or 3 or an area with surface water drainage issues and so has a low probability of flooding as confirmed by the maps shown below.



*Flood maps for planning to indicate the general location of the application building and modelled areas of flood risk – Source: gov.uk*



## **6. Conclusion**

- 6.1. This planning statement concerns the re-use of the former stables as an annexe to the farmhouse at Nuthurst Farm. The application follows the grant of Planning Permission and Listed Building Consent for the conversion of the building to a holiday let in 2018. The physical conversion works were carried out and therefore no further physical works are proposed as part of this application which just concerns the re-use of the building.
- 6.2. It is suggested that the development is compliant with the relevant up to date policies for the re-use of rural buildings. The building would meet the accommodation needs for an annexe in close proximity to the farmhouse. Whilst the accommodation needs could be met through the siting of a mobile home which does not require planning permission, the proposed re-use of this building would be more appropriate to the setting of the Grade II listed farmhouse.
- 6.3. There will be no visual impact or neighbour amenity impacts. There will be no ecological impacts and no requirement for Biodiversity Net Gain, given that no additional hard surfaces are created.
- 6.4. For the above reasons, it is suggested that the Local Planning Authority should be able to support this application and grant consent under delegated powers.



**Chartered Town Planner**  
Royal Town Planning Institute