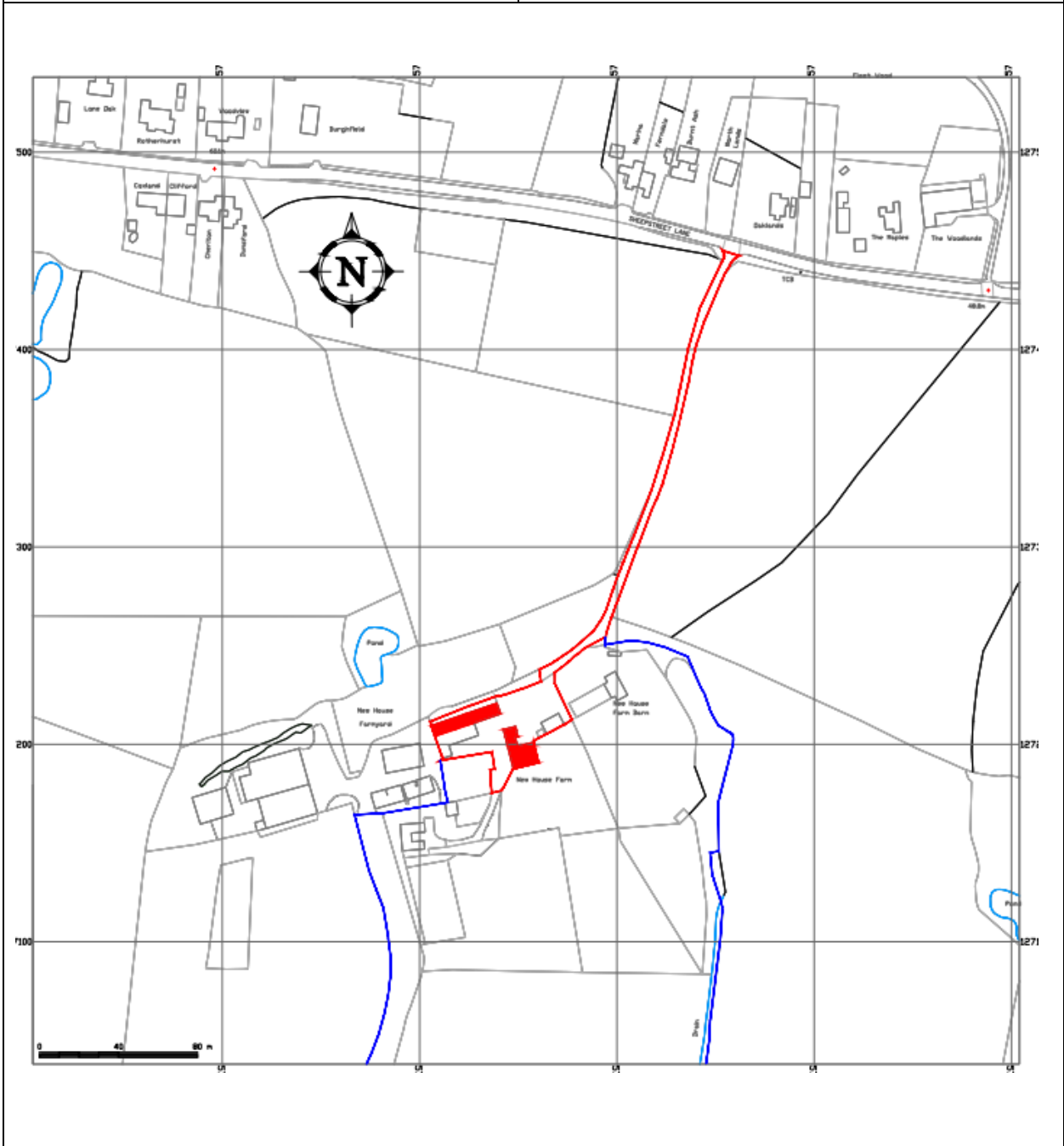


SITE PLAN

RR/2021/1574/L

ETCHINGHAM

New House Farm  
Sheepstreet Lane



## Rother District Council

Report to - Planning Committee  
Date - 21 July 2022  
Report of the - Director - Place and Climate Change  
Subject - Application RR/2021/1574/L  
Address - New House Farm Sheepstreet Lane, Etchingham  
ETCHINGHAM  
Proposal - Creation of three en-suite bathrooms in New House Farmhouse and alterations to permitted stairs and internal layout within the Long Barn. (retrospective)

[View application/correspondence](#)

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**RECOMMENDATION:** It be **RESOLVED** to **GRANT (LISTED BUILDING CONSENT**

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**Director: Ben Hook**

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**Applicant:** Mr J. Carter  
**Agent:** Speer Dade Planning Consultant  
**Case Officer:** Mrs S. Shepherd  
(Email: [sarah.shepherd@rother.gov.uk](mailto:sarah.shepherd@rother.gov.uk))

**Parish:** ETCHINGHAM  
**Ward Members:** Councillors J. Barnes and Mrs E.M. Kirby-Green

**Reason for Committee consideration: Councillor Referral: There are inconsistencies between the planning and listed applications/plans. Impacts from the use on neighbours.**

**Statutory 8-week date: 16 August 2021**  
**Extension of time agreed to: 30 June 2022**

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Members visited the application site prior to the Planning Committee meeting on 23 June 2022.

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### **1.0 UPDATE**

1.1 This application was deferred from the June Planning Committee following lengthy considerations of the previous applications and time constraints on the Applicant, who had registered to speak. There are no changes to the report.

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## **2.0 SUMMARY**

- 2.1 This application seeks listed building consent for alterations to the main house, a Grade II listed building and to the curtilage listed barn. There is also a planning application for the site with regard to the use of the site, application RR/2021/1573/P refers. Listed building consent is not required in respect of any change of use, it is only required for works to the buildings.
- 2.2 Since receipt of the application and following a site visit by officers, amended plans have been received in respect of other works that were identified, particularly with regard to the barn but which were not clarified by the initial plans.
- 2.3 The plans are now considered to be correct and the works are not considered to have resulted in any harm to the listed buildings. As such the proposals are recommended for approval.
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## **3.0 SITE**

- 3.1 New House Farm is a Grade II listed building, a designated heritage asset, which lies around 270m south of Sheepstreet Lane (C213). It is accessed by a narrow unmade track, which is crossed by a public footpath. The site is outside any defined development boundary within the countryside of the High Weald Area of Outstanding Natural Beauty (AONB).
- 3.2 The site comprises the main dwelling, former farmhouse, a curtilage listed barn and a number of other outbuildings that have been converted into holiday lets. The main barn has previously been granted permission for use as a holiday let in part with the rest providing a communal area in association with the holiday lets at the site. The main dwelling has been used as both a family residence and let as a short term holiday accommodation.
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## **4.0 PROPOSAL**

- 4.1 This application details works undertaken to the main dwelling and barn for which listed building consent is sought. The works comprise:
- Main house
- Insertion of two en-suite shower rooms at first floor
  - Insertion of en-suite to attic room
  - Soil and vent pipes to be replaced with cast metal
  - Roof vent tile to be clay vent tile
  - Creation of a small one bedroom managers flat in the ground floor extension
- Barn
- Ground floor kitchen area west end open to barn
  - Ground floor toilet/wash area west end
  - Stairs changed from approved to a spiral metal staircase to first floor open seating mezzanine
  - WC created to east end behind fireplace
  - Store room created east end

It is noted that approved works to create a holiday let at the western end have not been undertaken.

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## 5.0 HISTORY

- 5.1 Recent history comprises the following:
- 5.2 RR/96/1548/L & 1547/P Demolition of existing outshot and erection of single storey extension. Approved conditional.
- 5.3 RR/2000/1177/P Demolition of existing buildings to be replaced with 1. Outbuilding for garaging and 2. Outbuilding for garden equipment store and swimming pool changing room with games room/loft over. Approved conditional.
- 5.4 RR/2000/1222/L Demolition of existing outbuilding. Consent granted.
- 5.5 RR/2015/1757/P Change of use and rebuild of disused agricultural barn to form a single dwelling house. Approved conditional. (now separate ownership).
- 5.6 RR/2015/3143/P Conversion of existing buildings to seven holiday let units and use of barn as a communal area for resident guests only. Approved conditional.
- 5.7 RR/2016/660/L Works relating to conversion of outbuilding to holiday let and use as a communal space for resident guests only. Approved conditional. (Barn).
- 5.8 RR/2018/695/P Variation of Conditions 2 and 5 imposed on RR/2015/1757/P to change the proposed layout including minor changes to the external door and window configuration and extension of the residential curtilage. Approved conditional.
- 5.9 RR/2018/698/P Garden/tractor store. Approved conditional.
- 5.10 RR/2021/1573/P Change of use of dwelling and land at New House Farm to mixed use of dwelling and holiday accommodation with inclusion of separate site managers accommodation within the dwelling. Use of curtilage listed barn by resident guests of the holiday lets and by occupants and guests of the house at New House Farm. (Retrospective) – to be determined.
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## 6.0 POLICIES

- 6.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- EN2: Stewardship of the historic built environment.

- 6.2 The National Planning Policy Framework and Planning Policy Guidance are also material considerations, with particular reference to section 16, conserving and enhancing the historic environment.
- 6.3 Section 16 of the Planning (Listed Buildings & Conservation Areas) Act 1990, sets out the statutory duty of local planning authorities when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
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## 7.0 CONSULTATIONS

### 7.1 Planning Notice

- 7.1.1 20 letters of objection have been received (from 14 properties). The comments are summarised as follows:
- Retrospective application so should not be allowed
  - Changes accommodate an unacceptable use
  - Other comments relate to the planning application
- 7.1.2 Six letters of support (from five properties). The comments are summarised as follows:
- Works have been carried out sympathetically
  - Enable unused buildings to be used
  - Barn has been improved to reveal more of its original features

### 7.2 Etchingham Parish Council – OBJECTION

- 7.2.1 No objections are specifically cited with regard to the listed building works. Objections relate to use, noise, previous conditions and impacts on the AONB. those comments are not pertinent to consideration of the listed building application and relate to the planning application.
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## 8.0 APPRAISAL

- 8.1 The only issues for consideration in respect of the listed building application are those relative to the legislative and policy requirements to preserve the listed building or its setting or any features of special architectural or historic interest which it possesses. The application although retrospective, falls to be determined having regard to the usual policy considerations and as though they are proposed.
- 8.2 Policy EN2 requires development affecting the historic environment to (iii) preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials, including forms specific to historic building typologies.
- 8.3 With regard to the main house, the insertion of three en-suites to existing bedrooms on the first and second floors would not and indeed has not resulted in any significant change to the listed building. There has been no loss of historic fabric nor change to the overall layout and form of the building. The two en-suites on the first floor have been created within former cupboard

spaces, while that in the attic space required a small partition to be inserted. Minor associated external works with some sections of drainage pipe and a tile vent are required to serve the en-suites. These equally have resulted in only minor changes which do not impact the significance of the house as a listed building.

- 8.4 The manager's flat is located within the 1996 extension and as such the minor changes to some partitions here has no impact on the listed building.
- 8.5 While the Council is aware that two other rooms may be used as bedrooms rather than day rooms on the ground floor, such use does not require any works to the building and does not require listed building consent.
- 8.6 In respect of works to the barn, the proposals are less than previously approved with regard to the western end where a holiday let was to have been created. The open plan form of the barn is now better retained with the kitchen units and spiral staircase open to view. A previously approved window in the west end elevation has not been inserted but an emergency fire door with retractable steps has been inserted. The Applicant has a right of way over the adjacent land. With regard to the WC and store at the eastern end, those partitions are inserted within the existing enclosed space created by the pre-existing fireplace. There are no other external changes. None of the alterations are considered to harm the fabric or significance of the barn as a curtilage listed building.
- 8.7 Objections have been voiced not in respect of the actual works to the listed buildings but in relation to the uses that have taken place. The change of use, where this has occurred, does not require listed building consent. That is a matter for consideration in the associated planning application.

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## **9.0 PLANNING BALANCE AND CONCLUSION**

- 9.1 The works as proposed and undertaken, are minor in nature and have preserved the significance of the listed buildings and their setting. As such the works do accord with the statutory, national and local policy requirements.

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## **RECOMMENDATION: GRANT (LISTED BUILDING CONSENT)**

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### **CONDITIONS:**

1. The works hereby permitted shall have been completed and retained in accordance with the following approved plans and details:  
DGC-22062-02 Rev.A, dated 21.12.2021  
DGC-22062-03 Rev.A, dated 21.12.2021  
DGC-22062-05 Rev.B, dated 21.12.2021  
DGC-22062-06, dated 27/05/2021  
DGC-22062/CU/100 Rev.A, dated 21.12.2021  
Reason: For the avoidance of doubt and in the interests of proper planning.

### **NOTE:**

1. Your attention is drawn to the associated planning permission RR/2021/1573/P and the attached conditions.