



Appeal Decisions

Site visit made on 28 May 2025

by **AJ Steen BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 July 2025

Appeal A Ref: APP/Y9507/W/24/3356569

New Barn, Pook Lane, Lavant, West Sussex PO18 0AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs David Adams against the decision of South Downs National Park Authority.
 - The application Ref is SDNP/24/03417/HOUS.
 - The development proposed is new dormer window to rear elevation to replace existing dormer window and rooflight.
-

Appeal B Ref: APP/Y9507/Y/24/3356568

New Barn, Pook Lane, Lavant, West Sussex PO18 0AH

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mr & Mrs David Adams against the decision of South Downs National Park Authority.
 - The application Ref is SDNP/24/03418/LIS.
 - The works proposed are new dormer window to rear elevation to replace existing dormer window and rooflight.
-

Decisions

1. The appeals are dismissed and listed building consent is refused for new dormer window to rear elevation to replace existing dormer window and rooflight.

Preliminary Matters

2. Manor Farmhouse, located over the driveway from the courtyard of dwellings of which New Barn forms part, is listed grade II. The barn adjacent to New Barn, now converted to dwellings known as Long Barn and Great Barn, is also listed grade II. Along with other buildings around the courtyard in front of New Barn, these comprised the historic farm and its yard, such that they were all within one curtilage. That relationship has changed as the buildings within the farm yard have been converted to residential units. However, the layout of the buildings, ownership and use, past and present, indicate that New Barn is within the curtilage of the listed barn.
3. Appeal B relates to the refusal of listed building consent for a new dormer window to replace the existing dormer and a rooflight. It has been suggested that the building may not be listed. However, it is attached to other dwellings that were converted from agricultural buildings at the same time and I consider are within the curtilage of the listed buildings. On the evidence provided, New Barn appears to have been constructed as a dwelling to replace the previous cart shed but is attached to a building within the curtilage of listed buildings. I understand that

building was constructed prior to 1 July 1948. As a result and on the balance of probability I consider that listed building consent is required for the works.

4. My attention has been drawn to an extant planning permission and listed building consent for a flat roof link between two rear dormers at New Barn, references SDNP/21/04938 and SDNP/21/04939. Planning permission and listed building consent references SDNP23/04787/HOUS and SDNP/23/04788/LIS related to an extension that the appellant describes as a gable retaining the easternmost dormer and rooflight, though the gable is half-hipped and appears to be under construction (I will refer to this as the gable extension). In addition, I note that the study attached to the side of the dwelling was approved in 2017. I have taken these into account in coming to my decision.
5. In determining this appeal involving a listed building located within a conservation area, I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The location of the site within the South Downs National Park means section 11A of the National Parks and Access to the Countryside Act 1949 as amended requires relevant authorities to seek to further the purposes of National Parks, including conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

Main Issues

6. The main issues on appeal A are the effect of the new dormer window on the character and appearance of Mid & East Lavant Conservation Area and the effect of the dormer on the landscape and scenic beauty of the South Downs National Park.
7. I have set out that the proposal would comprise works and development to New Barn that is attached to a building within the curtilage of Manor Farmhouse and the neighbouring former barn, both of which are grade II listed buildings. Consequently, a main issue in both appeals is whether the proposed works and development would preserve the listed buildings or their setting or any features of special architectural and historic interest (or significance) which they possess.

Reasons

East Lavant Conservation Area

8. Mid & East Lavant Conservation Area comprises the villages of East Lavant and Mid Lavant. These are slightly dispersed villages around a large green with buildings that are largely constructed in brick and flint reflecting the typical materials and character of settlements in the South Downs National Park. Manor Farm is located on the edge of the conservation area, next to St Mary's Church. The buildings have been largely converted to residential use but it retains some of the appearance of a traditional agricultural courtyard. The significance of the conservation area as a heritage asset is its retained village character typical of the South Downs, to which the complex of former farm buildings at Manor Farm contributes.
9. New Barn is attached to the end of a converted barn. It was originally single storey with rooms in the roof; light to those rooms provided by dormer windows to the front and rear, along with rooflights. It is in the process of being extended with a

half hipped gable ended extension to the rear of the building, with window under the half hip.

10. The dormer to be removed is a large single windowed dormer set low on the slope of the roof to the rear of the dwelling. The closest dormer on the rest of the building is of a matching design. These are visible from the rear gardens and access drive to the parking area of New Barn and the neighbouring properties. The gable extension currently under construction will reduce the visibility of the dormer window from the parking area to some extent. As a result, there are limited views of this part of the building.
11. The proposal would introduce a new style of dormer to the rear of the building with a somewhat contrived double dormer design. This would result in variety and complexity to the rear of the building, especially taking into account the gable extension currently under construction. It would no longer reflect the design of the closest dormer window on the attached dwelling and would contrast with the simple agrarian form of the farm buildings. As a result, it would appear somewhat incongruous on the rear of the building.
12. For these reasons, I conclude that the proposed dormer window replacing the existing dormer window and rooflight would harm the character and appearance of the East Lavant Conservation Area. That would harm the significance of the conservation area as a heritage asset. On a spectrum of such harm, this would be low. Nevertheless, the National Planning Policy Framework (the Framework) states that great weight should be given to the asset's conservation.
13. In accordance with paragraph 215 of the Framework, the less than substantial harm needs to be weighed against the public benefits of the proposal. In this case, the alterations would provide better living conditions for occupiers of the dwelling. That would primarily comprise a private benefit, although paragraph 135f) of the Framework seeks a high standard of amenity for existing and future users that can be considered a public benefit. However, that can only carry limited weight such that it does not outweigh the considerable importance and weight to be given to the harm to the conservation area.
14. As a result, it would conflict with Policies SD5, SD15 and SD31 of the South Downs Local Plan (LP) and the Framework that seek extensions to dwellings to respect local character through sensitive and high quality design and respect the established character of the local area.

Listed buildings

15. The grade II listed barn at Manor Farm comprises a long 18th century barn constructed in flints with red brick quoins and a thatched roof. Extending from the south-east corner and to the front of the listed barn is a lower extension with tiled roof. Facing that is another former agricultural building. Attached to the side of that closest to the listed barn is New Barn. New Barn may have replaced an open fronted cart shed. These buildings enclose a courtyard that formed the former farmyard. The listed barn, its extension and the other agricultural building have been converted to dwellings.
16. The significance of the listed building arises from its traditional vernacular form of construction with a thatched roof and remaining agricultural appearance. New

Barn contributes to that in appearing as part of the adjacent converted building that also retains some agricultural character and forms part of its setting.

17. Manor Farmhouse is also grade II listed and is located on the approach to the courtyard of which New Barn and the listed barn forms part. It comprises an 18th century two storey house constructed in red brick with the north east wing in flint with red brick dressings and quoins, under a tiled roof. Its significance is influenced by its vernacular farmhouse character. As part of the farmyard, New Barn contributes to its setting.
18. New Barn fronts onto the yard in close proximity to the listed barn. The replacement dormer window would be located to the rear of the building, next to the gable extension. That extension would be located between the dormer and the listed barn. Similarly, the dormer is on the opposite side of the building from Manor Farmhouse. As such, the dormer would not be visible from either listed buildings.
19. It would, however, be visible on the rear of the building connected to the remainder of the converted building. It would be of a different style to other dormers on the rear of the building. Whilst only visible from the rear and away from the two listed buildings, it would result in variety and complexity to the appearance of the building in views from the rear and, particularly taking into account the gable extension, appear somewhat contrived. This would affect the understanding of the listed buildings as heritage assets and their settings.
20. For these reasons, I conclude that the replacement dormer would affect the settings of the grade II listed Manor Farmhouse and barn and the special architectural and historic interest of the adjacent building to which New Barn is attached. Taking account of the matters set out and that the building is listed by reason of being within the curtilage of listed buildings, that harm would be less than substantial. Although at the lowest end of the spectrum of such harm, it would be of considerable importance and weight.
21. As set out above, a high standard of amenity for existing and future users can be considered a public benefit. However, this carries only limited weight such that it does not outweigh the great weight to be given to the conservation of the listed buildings.
22. For these reasons, I conclude that the replacement dormer would conflict with Policies SD5, SD12 and SD13 of the LP and the Framework that seek sensitive and high quality design that conserves and enhances the historic environment, including the significance of listed buildings and their setting unless any harm is outweighed by public benefits.

National Park

23. The South Downs National Park is a chalk downland with villages and farmsteads interspersed within it. The flint found within the chalk is commonly used on buildings within the National Park, including on the buildings at Manor Farm. Taking account of their location within the conservation area and that Manor Farmhouse and a barn are listed, the buildings at Manor Farm contribute to the understanding of the cultural heritage of the National Park.
24. The proposed dormer is a modest addition located to the rear of the building and would be visible only from the access and parking area to the rear. Nevertheless, it

differs in design from other roof additions on the building, adding complexity to that roofscape. As set out above, it would appear somewhat incongruous on this roof.

25. For these reasons, the proposed dormer extension would not conserve or enhance the natural beauty, wildlife and cultural heritage of the National Park and would result in modest harm to the landscape and scenic beauty of the area. As such, it would conflict with Policies SD5 and SD31 of the LP and the Framework that seek development to contribute to local distinctiveness and sense of place and respect the established character of the local area.
26. My attention has been drawn to Policy SD6 of the LP that seeks to safeguard views. Given the modest nature of the proposal, it would not materially affect views within the National Park. As such, the development would not conflict with Policy SD6 of the LP.

Conclusions

27. I have concluded that the proposal conflicts with Policies SD5, SD12, SD13, SD15 and SD31 of the LP. Although I have found no conflict other policies of the LP, I find that there is conflict with the development plan as a whole. I have not found any material considerations to outweigh those conflicts.
28. For the reasons given above the appeals should be dismissed.

AJ Steen

INSPECTOR