

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 05 May 2026 14:53:22 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: Standen House DM/26/0769 and 0770

Hi Rachel

Comments on the above planning and listed building consent applications.

Standen is a Grade I listed building located in a rural position outside East Grinstead. It dates from 1892-4 and is an outstanding example of an Arts and Crafts country house designed by noted architect Philip Webb. The farmhouse and farm buildings of the farmstead which previously occupied the site were retained and incorporated into the scheme by Webb; these buildings are now Grade II listed. The grouping is set within extensive gardens created when the house were built and which are registered Grade II. The estate is now owned and managed by the National Trust.

The current proposal relates to the visitors' centre which is located within the visitors' car park to the east of the house. This area is not within the registered garden, but is within its immediate setting, and within the wider setting of the listed buildings of Standen House and the former farmstead. The proposal is for an extension to the building, which was recently constructed following a planning permission granted in 2019, to allow for facilities for staff and volunteers.

Firstly, I note that a listed building consent application has been submitted. However, given the modern date of the building concerned, this will not in fact be required.

Secondly, I note that Historic England have not been consulted on the application despite the Grade I listing of Standen House. This should be corrected.

The existing visitor centre is a relatively modest structure and is reasonably discretely located in terms of impact on views from/towards the RPG and the listed buildings. It is also of a sensitive design and materials which relates reasonably well to the rural character of the broader setting of the assets. The proposed extension is to the building's northern end and will therefore be shielded in views from these assets and from the main access running between them and the visitors' car park by the existing building and adjacent planting. There will be some impact on the bulk and visual prominence of the structure in terms of views looking eastwards from within the car park, but given the relatively small scale of the addition and the context of the car park this is not considered to adversely affect the settings of the affected assets, their special interests, or the manner in which these are appreciated.

The proposal is therefore considered to meet the requirements of District Plan Policies DP34 and DP36, and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- - facing and roofing materials to match existing adjacent work
- - eaves detail to match existing adjacent work, including materials of any rainwater goods
- - new windows and doors to be of timber construction and with respect to windows to match existing adjacent work in profile and detailing

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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