

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 27 October 2025 12:52:48 UTC+00:00
To: "Susan Dubberley" <Susan.Dubberley@midsussex.gov.uk>
Subject: DM/25/2036 and 2278 Little Pakyns, Albourne Road, HPP

Hi Sue

Comments on the above planning and listed building consent applications.

Little Pakyns is an attached property forming part of Grade II listed Pakyns Manor, a substantial and much extended 16th century building located within the Langton Lane Conservation Area. The property is located to the eastern side of the building and consists partly of the eastern end of the northern range of the historic building, and partly of 19th century and later additions to this.

Planning permission and listed building consent were recently granted for the removal of unsympathetic modern extensions to the eastern side of the property and construction in their place of replacement extensions in a contemporary style, comprising a flat roofed, timber clad element, and an adjacent half hipped element which was to be clad in tile to walls and roof. As approved, the extensions were shown with a clean, contemporary aesthetic which complemented both the form and materials of the historic building, without visually competing with it. This was especially important given the position of the extensions forward of the principal frontage of the listed building, and adjacent to the entrance driveway. Associated internal works were also approved.

Unfortunately, the works which have been carried out are in a number of respects either not in accordance with or are in excess of the approved development. A number of issues have been identified, and following negotiation the current proposal seeks to rectify the situation partly by amendments to the scheme as implemented, and partly by regularising works in excess of the approvals. To consider the various issues in turn:

- Amendment to the form of the windows as installed to the southern side of the flat-roofed extension:

As installed, the windows in this position have a horizontal emphasis which is at odds with the adjacent historic elevations, creating a jarring element which detracts from the special interest of the listed building. The current applications propose to replace these windows with windows with a vertical emphasis and proportions which reflect the existing windows to the adjacent historic east wing. Subject to detail, this aspect of the proposal is considered acceptable.

- Retention of the window as installed to the rear (west) of the half-hipped addition:

The form and proportions of this window have also been altered compared to the approval, however this window is very discretely located and is not considered to adversely affect the appearance or special interest of the building. Its retention is not considered contentious.

- Internally, retention of a new door opening to bedroom 3:
This work does not appear to have adversely affected historic plan form or fabric and is not considered contentious.
- Retention of blocking of the existing opening which was through the rear of the fireplace to the northern side of the living room:
This work reinstates the rear wall of the fireplace, albeit in modern materials. This is considered beneficial to the special interest of the building.
- Retention of replastering with lime plaster of the western wall of the living room:
This wall is apparently of concrete blockwork. Its replastering with a lime plaster finish is not considered contentious.
- Retention of new concrete screed to the living room floor:
The subfloor here was previously of concrete and therefore refinishing it with a thin polished screed is not considered contentious.

It should be noted that although not part of the current application there is also an outstanding issue with a vertical boiler flue which has been installed to the southeast corner of the flat roofed extension. This is not addressed by the current proposal and will remain a matter of potential enforcement action.

Furthermore, there is a problem with the tiling which has been installed as a facing and roofing material to the half-hipped extension. Although this is apparently the approved product, the installation at present is of a poor quality and includes prominent ridge tiles which were not part of the approved drawings. The sharp, clean lines which were a key part of the approved scheme have not been achieved, and it remains unclear whether an alternative product will need to be sourced. At present, the approved material continues to be shown in the current application documents, but it is my understanding that the applicant has indicated that they are happy that this matter should be resolved by condition.

In summary, the proposed works are considered to successfully address some aspects of the current situation, including the windows to the flat roofed addition and the internal works. The works contained within the current applications are considered acceptable, subject to detail, and to meet the requirements of District Plan Policies DP34 and DP35.

However, it should be noted that there are other outstanding issues with the development which do not form part of the current applications.

I would recommend the following conditions:

- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the windows to the southern elevation of the flat roofed extension.
- (Notwithstanding the annotation on the submitted plans and the materials schedule)*, details of the roofing and facing material to the half-hipped extension.

*Relevant if plans not amended prior to approval

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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