

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 30 April 2026 16:26:39 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Subject: RE: DM/26/0741 St Anns House, Black Hill, Lindfield

Apologies I should add that the proposal also preserves the character and appearance of the Conservation Area, meeting the requirements of DP35.

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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From: Emily Wade
Sent: 30 April 2026 16:23
To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Subject: DM/26/0741 St Anns House, Black Hill, Lindfield

Hi Debbie

Comments on the above planning application.

St Anns House is a Grade II listed building dating from c.1830 and located within the Lindfield Conservation Area. It is set in modest gardens which are predominantly to the

front of the house, and are relatively well screened in views from Black Hill and the adjacent Common by tall, thick hedge planting to the front boundary.

The current proposal is for the construction of a garden room within the front gardens to the property, to be located to their eastern corner replacing existing play equipment. The building has an oval footprint, and is largely open sided, with timber panelling to the rear, and a shingle roof supported on timber posts.

In other circumstances the construction of a new building within the front garden of a property within the Conservation Area might be considered contentious, particularly where that property is listed. However, in this case the house has no rear garden to speak of where such a building could otherwise be sited, and the front garden is well screened to all sides. The proposed summer house also replaces play equipment in the same position. The building is modest in scale, and of a relatively lightweight construction, employing sympathetic materials, and I do not believe it will be visible in more than glimpsed views from outside the gardens of the house. For this reason, the proposal in my opinion preserves the setting of St Anns House, its special interest, and the manner in which this is appreciated.

The photograph of the proposed building submitted as part of the DAS suggests that it will not have rainwater goods, however if it does a condition should be applied that these should be of painted metal.

Subject to the above, the proposal is considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Thanks,

Emily

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