

From: Emily Wade
Sent: 10 November 2025 12:34:52 UTC+00:00
To: "'Ben Kirk'" <ben@manorwood.co.uk>
Cc: "Roberto Prieto-Labrador" <roberto@manorwood.co.uk>
Subject: RE: DM/25/2370 Burstow Cottage

Dear Ben

Thank you for your email.

As I noted in my previous message, the removal of the chimney has been discussed with your client at some length during the course of previous application and pre-application processes. The existing chimney whilst not historic makes a positive contribution to the appearance of the extension, which is substantial, and to the extent to which it successfully integrates with the original cottage. Without some traditional features of this nature relating it to its context, the extension risks appearing just as a large and unsympathetic modern addition to the historic building. The chimney contributes to the traditional character and roofline interest of the extension, and to the manner in which this sits reasonably comfortably, despite its size, alongside the historic core of the building. Whilst I have read the statement submitted alongside the current application and I accept the point made that historic cross-wings do not always have a terminating chimney, this does not in my opinion outweigh the harm caused to the special interest of the building for these reasons. Further, although the chimney may currently be redundant, I am not aware of any reason why it could not be brought back into use.

The relevant policy within the Mid Sussex District Plan will be DP34 'Listed Buildings and Other Heritage Assets', which states that: *'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that... Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric.'* The full text of the policy can be found on our website, here: [Mid Sussex District Plan 2014-2031](#).

In my opinion, the proposal as a whole (including the bay window proposed in place of the chimney) results in less than substantial harm to the significance of Burstow Cottage, at around the mid point of that scale. As you will be aware, this harm would stand to be weighed under paragraph 215 of the NPPF, against the public benefits, if any, of the proposal. In carrying out this balancing exercise, the Council must also be aware of the great weight that must be given to the conservation of a heritage asset under paragraph 212 of that document, and that under paragraph 213 any harm should require clear and convincing justification.

As the proposal attracts only private benefit to your client, it is my opinion that there is no public benefit to weigh against the less than substantial harm caused to Burstow Cottage, and there is no clear or convincing justification for the work. As such it remains

my intention to refuse the application within the current target date of 12th November, unless it is withdrawn.

As I have previously discussed with your client an alternative, potentially more acceptable proposal, may be to retain the chimney but with a reduced width to the base of the stack, which would allow for the introduction of windows or French doors of an appropriate design to either side providing greater views of/access to the garden to the west of the house.

I look forward to hearing from you as to how you wish to proceed- I would be grateful if this could be before midday tomorrow to give me time to prepare my report if necessary.

Kind regards,

Emily Wade

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>

Emily Wade Ma MSc
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From: Ben Kirk <ben@manorwood.co.uk>
Sent: 04 November 2025 15:34
To: Emily Wade <emily.wade@midsussex.gov.uk>
Cc: Roberto Prieto-Labrador <roberto@manorwood.co.uk>
Subject: Re: DM/25/2370 Burstow Cottage

Emily

Many thanks for the email.

It is disappointing that you consider that the removal of the chimney would be unacceptable.

In order for us to advise our client how best to proceed, could you please clarify why you consider it to be unacceptable and how it results in harm?

Could you please also set out why you consider the arguments put forward in the Heritage Statement are not accepted and why you consider this proposal to be at odds with the relevant policies and which policies those are?

Many thanks

Kind Regards

Ben Kirk

MSc Timber Building Conservation, IHBC

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From: Emily Wade <emily.wade@midsussex.gov.uk>

Sent: Tuesday, November 04, 2025 14:45

To: Ben Kirk <ben@manorwood.co.uk>

Subject: RE: DM/25/2370 Burstow Cottage

Dear Ben

Thank you for your email.

As you will be aware, Burstow Cottage is a Grade II listed mid-late 17th century building located in a rural position outside Ardingly. The property has quite a complex recent planning history of applications and pre-application enquiries relating to alterations and extensions to the building, including various works affecting the existing modern two storey rear addition. Amongst the works which have been part of these proposals have been a variety of suggested alterations resulting in the removal of or alteration to the chimney forming part of this modern extension. The Council's view all along has been that the existing chimney whilst not historic makes a positive contribution to the appearance of the extension, which is substantial, and to the extent to which it successfully integrates with the original cottage. For this reason, the removal of the chimney has not been previously favourably viewed, and it remains my opinion that this is unacceptable.

In addition to this, in my opinion the proposed bay window is not sympathetic in its form or design to the vernacular character of the Cottage.

For these reasons, notwithstanding the arguments made in the Heritage Statement submitted with the current application, I am afraid that I am unable to support the current proposal, and it is my intention to write the application up with a recommendation for refusal within the current target date, unless the application is withdrawn. I would be grateful if you would let me know how you would wish to proceed in light of this.

Kind regards,

Emily Wade

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From: Ben Kirk <ben@manorwood.co.uk>
Sent: 04 November 2025 13:44
To: Emily Wade <emily.wade@midsussex.gov.uk>
Subject: DM/25/2370

DM/25/2370

Alteration of existing modern extension including changes to fenestration and replacement of chimney stack with bay window.

Burstow Cottage Hammingden Lane Ardingly Haywards Heath West Sussex RH17 6SR

Hi Emily

With regards to the above application. I note the determination deadline for a decision is 12th November so with just over a week to go I wondered if there is any feedback on the application or any further information that you require?

Many thanks

Kind Regards

Ben Kirk

MSc Timber Building Conservation, IHBC

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