

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 05 January 2026 12:28:13 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/2813 Bishops Place

Hi Katherine

Comments on the above planning application.

Bishops Place is a Grade II listed 17th century or earlier listed building, a former farmhouse, located in a rural position to the south of Albourne. Within the historic farmstead to the south of the house are two surviving Grade II listed 18th century farm buildings, a barn and a granary, as well as an unlisted modern barn.

Based on the limited information in front of us, Bishops Place would be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a Sussex farmhouse of its period, altered and extended in response to changing socio-economic circumstances and the needs and aspirations of successive owners, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. As such, the surviving rural setting which is all around the house and its gardens will be considered to make a strong positive contribution to the special interest of the building, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values.

The listed farm buildings to the south will possess similar values as good examples of 18th century buildings of their type, and again the rural setting of the former farmstead contributes strongly to the special interest of the barn and granary.

Bishop's Place is passed to the west by a public right of way (PROW) which runs north-south, and is joined by other paths to the north and to the south of the house. It is therefore relatively prominent in public views, particularly to its frontage.

The current proposal is for the erection of a flagpole up to 6m in height within the gardens to the front of the property, to their northwestern corner.

The introduction of domesticating features within the setting of a listed former farmhouse and/or historic farmstead may be regarded as contentious. However, a flagpole is not a purely domestic feature, and is also in itself a relatively minor intervention which in this case is to be located within the domestic garden around the house rather than its wider rural setting. On balance, the proposal is not considered to adversely affect the rural character of the setting of the listed former farmhouse or the historic farmstead. This meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I have no suggested conditions.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



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