

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 20 October 2025 11:42:54 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/2550 and 2551 Walnut and Well Cottage, The Street, Bolney

Hi Caroline

Comments on the above planning and listed building consent applications.

Walnut and Well Cottage is a Grade II listed timber framed building located within the southern part of the Bolney Conservation Area. The Cottage, which was previously two separate properties, is suggested in the submitted heritage statement to have its earliest origins as a late 16th century timber framed farmhouse- the surviving part of this building now forms the central bay of Well Cottage. This small house was extended to the north during the late 18th century. It would appear that subsequent to this during the mid-late 19th century the southern part of the early house was lost to fire (evidenced by soot blackened timbers and repairs to the extant structure) and was rebuilt in a 'revival' style to form Walnut Cottage. The two properties were united as one house during the mid 20th century.

The current proposal, which follows on from pre-application advice, is for various works including:

- Construction of a single storey rear extension;
- Enlargement of the rear patio;
- Installation of addition windows to the existing entrance porch;
- Removal of a wall within the southern end of the building at ground floor;
- Removal of modern concrete flooring to the ground floor reception room and installation of a limecrete floors;
- Reconfiguration of partitions at first floor to create an enlarged WC/shower room; and
- Installation of a WC at second floor.

To consider the proposed works in turn:

- The proposed rear extension is located to the southern end of the rear elevation and is shown as a linked pavilion. The adjacent part of the rear elevation, which has the form of a single storey lean-to outshot, would appear from the submitted Heritage Statement to be part of the Victorian reconstruction of Walnut Cottage. The fabric affected by the partial removal of the rear wall to create access to the link is therefore relatively late in date, and consequently makes a relatively low contribution to the special interest of the listed building. In this context, the removal of the wall with nibs retained to demonstrate the original extent of the lean-to is considered acceptable.

In terms of the principle of an extension to the building, it is noted from the Heritage Statement that the majority of any existing additions to the original timber framed building are likely to be themselves historic in nature (the exception being the porch to the northern end of Well Cottage). In this context, a further modestly scaled extension such as that currently proposed is considered acceptable in principle.

The proposed extension is in the form of a linked annexe, which sets the bulk of the addition slightly away from the main building by means of a largely glazed linking structure. The main annexe is also substantially glazed to the northern and western garden-facing elevations, which further reduces the apparent scale of the additions. The annexe has a gabled roof and exposed timber framing, with other facing and roofing materials also reflecting the historic cottage. On balance, the scale, form and design of the proposed extension are therefore not considered contentious, subject to detail

- The proposal to enlarge the rear patio adjacent to the rear extension is not considered contentious subject to detail as a significant portion of the green space of the garden is retained.
- The existing modern porch to the northern end of the building is not of any special interest, and the loss of fabric required to create the new window openings is not considered contentious. The proportions and design of these windows are shown to match an existing window to the side of the structure and are also not considered contentious.
- The wall which it is proposed to remove at ground floor is a modern partition located within Walnut Cottage, which as above is believed to be a Victorian reconstruction of the southern end of the original building. This work is not considered contentious.
- The removal and replacement of the concrete flooring to the living room with a more sympathetic breathable alternative is welcomed.
- The relocated partition at first floor will have some impact on the floor plan of the adjacent bedroom, which will be reduced. However, given the modern nature of the fabric affected and the relatively minor nature of the alteration, this work is not considered contentious. Details of the associated works to pipe runs have been provided and are considered acceptable.
- The proposed WC at second floor level does not affect historic fabric and results in only a minor impact on the room plan of the attic space. Again, a strategy for the associated pipe runs has been provided and is considered acceptable. This aspect of the proposal is therefore not considered contentious.

In summary, the proposed works are considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - - Typical examples of new windows and doors including the roof lantern to the link
 - - Typical eaves detail to link and annexe
- Details of the paving material to the extended patio

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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