

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 20 October 2025 14:36:58 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/2289 Mulberries, Lewes Road, HK

Hi Caroline

Comments on the above planning application.

The application site, Mulberries, is an unlisted detached house located within the Horsted Keynes Conservation Area. Adjacent to the site to the north east is Rixons, a Grade II listed timber framed house dating from the 17th century. Mulberries, which from historic map regression dates from the mid 20th century, is in a loosely vernacular style, with brick and hung tile elevations, and a tiled roof with a catslide to the eastern end, and a recessed porch with tiled hood. The building has been extended and altered, including by the addition of a flat roofed garage to the east, and a conservatory addition to the north west corner.

The current proposal is for the demolition of one of the two chimneys to the property.

Firstly, I would note that although the submitted Heritage Statement suggests that a justification for the work is provided in the form of a copy of previous email correspondence, the emails attached do not appear to include any reason for the work. If I have missed something please let me know, otherwise the applicant may wish to submit this separately if they would like it to form part of our consideration of the proposal.

In the absence of a compelling justification for the loss of the chimney, it is in my opinion contentious in principle. Although the property is relatively modern, it is constructed in a vernacular style sympathetic to the character of the Conservation Area. The presence of chimneys contributes to the roofline interest of the building and to its traditional design. The loss of one of the chimneys would detract from the character and appearance of the building and of the wider Area, contrary to the requirements of District Plan Policy DP35.

The loss of the chimney, in adversely impacting the appearance of Mulberries, would also have a minor negative impact on the contribution that the building makes to the setting of Rixons, contrary to the requirements of District Plan Policy DP34.

In terms of the NPPF, the proposal would result in less than substantial harm to both heritage assets, at the lower end of that scale.

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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