

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 01 July 2025 15:28:00 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/1264 and 1265 Standen House

Hi Katherine

Comments on the above planning and listed building consent applications.

Standen is a substantial Grade I listed Arts and Crafts country house by the noted architect Philip Webb, with interiors by Morris & Co. It has an extensive garden setting with fields and woods beyond. Several buildings associated with the estate, including the original farmhouse, farm buildings and lodge, are listed Grade II. The gardens and grounds are a Registered Park and Garden.

The current pre-application enquiry affects the main Grade I listed house and associated outbuildings attached to its western end, and 5 and 6 Standen Cottages, which are separately listed Grade II. This cottage pair, which date from the 15th-16th century were created out of the farmhouse to the farmstead originally on the site, which was known during the early 19th century as Hollybush Farm. The farmhouse was subdivided and extended as part of the works associated with the construction of Standen house, which is physically attached to it by an archway.

The proposal before us, which follows on from pre-application advice, is for works to remove the current oil boiler systems at Standen House and No. 5 and No. 6 Standen Cottages and replace these with low-carbon alternatives, consisting of a pellet biomass boiler at the House, and two air source heat pumps (ASHPs) at the Cottages.

Standen House was when constructed a modern dwelling with every comfort, including electricity and a central heating system. However the house's current oil-fired boilers and heating system were installed in 1963 and are considered to have outlived their usefulness. Furthermore, the risk of environmental damage from oil spills and the carbon footprint associated with the system are of concern.

The proposed biomass system would be sited in the existing boiler rooms to the western end of the house. Associated works would include the creation of new openings and enlargement of existing ones, re-opening of a blocked doorway, and lining of an existing chimney.

The existing boiler rooms, although they retain something of their original character, have been altered by successive changes relating to modernisation of the plant contained within. In this context, and given the secondary nature of the spaces, the proposed further works, subject to detail, are not considered contentious. The proposed reinstatement of the blocked doorway will restore an original feature of the building and will modestly enhance its special interest, subject to detail. Ethernet cabling will be required to remotely monitor the biomass boiler, this will be laid across the entrance elevation of the house following existing cabling routes where possible.

This aspect of the proposal is not considered contentious, but further detail will be required in some respects- this could be submitted now or by condition:

- Detailed drawings of the new door to the reinstated opening and to the altered door to the boiler room
- Details of the appearance of the hole/pipe outlets required for the pellet blow pipe and vent pipe
- Details of the size and appearance of the ethernet cable to be run across the entrance elevation of the house

The existing oil boilers serving Standen Cottages would be replaced with two ASHPs, one to be sited within each of the gardens to the rear of the Cottages. Internally, the existing radiators which are modern would be replaced with larger equivalents, and pipework (which is surface mounted and boxed in) also increased in size. Two additional radiators would be included within the ground floor dining room of no. 5, and a modern cupboard enlarged at first floor to no. 5.

The replacement of the existing oil boilers and associated oil tank to the rear of the cottages with ASHPs has the potential to enhance their setting by restoring part of the rear garden area to no. 5. Although the ASHP units are fairly sizeable, they will largely be concealed from views from outside the garden spaces by the existing close boarded fencing which encloses these areas. In addition, a new fence section is proposed between the unit to the rear of no. 6 and the building itself, to screen it in views from the house. The location and associated pipe runs have been carefully considered to minimise the impact on the fabric and external appearance of the Cottages, and are considered acceptable, although as we noted on site the following revised/additional information should be provided:

- Amendments should be made to the height/design of the fencing around the rear garden to no. 6 to ensure that the ASHP to this garden is fully concealed in external views in particular from the path which runs along the northern side of the house courtyard towards the quarry garden.
- The screening fence between the ASHP and the rear of the Cottage should be shown in the site plan.

The proposed internal works associated with the proposal are not considered contentious.

In summary, therefore, the proposal is considered subject to the above mentioned minor amendments and further detail to preserve the special interests of the house and cottages, and the registered gardens. This will meet the requirements of District Plan Policies DP34 and DP36 and the relevant paragraphs of the NPPF.

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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