

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 21 August 2025 09:27:01 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: RE: Stable Block, Borde Hill DM/25/1494

Hi Andy

Thanks for forwarding these revised plans.

The revised layout does to an extent rationalise the layout of the ventilation ducting and associated equipment and reduce the height of the installation so that it will be concealed in views from the walled garden. It also reduces the physical impact on the fabric of the stables building. This amendment does however have the effect of bringing the equipment closer to the adjacent road, albeit that both the heat recovery fan and ductwork will be concealed behind larch cladding. Whilst this is an improvement on the original proposal, the bulk and extent of the ducting and surrounding cladding will have some inevitable adverse impact on the appearance of the rear of the stables building. This less than substantial harm, which I would place at the lower end of the scale, stands to be weighed against the benefits of the proposal as a whole, including the restoration of the walled garden area, and the continuing, largely beneficial, use of the stables block. On balance, therefore, the Case Officer may feel that in terms of heritage impact the discharge of conditions application should be approved.

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
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From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Sent: 05 August 2025 11:14
To: Andy Watt <Andy.Watt@midsussex.gov.uk>
Subject: RE: Stable Block, Borde Hill DM/25/1494
Importance: High

URGENT

Dear Andy,

I refer to your email of 23rd July in respect of the above.

Purcell Architects have taken on board the comments made by the Conservation Officer and updated the design accordingly, as well as providing a brief narrative as to why the equipment is required to be the dimensions it is.

The commercial kitchen that has been approved requires a high level of ventilation to safely operate. The project's environmental performance criteria dictates that heat must be recovered from the exhaust air to pre-heat the incoming supply air so as not to waste energy into the atmosphere. This combination of factors has therefore dictated the design to accommodate a heat recovery unit and ductwork to the unit from the building. The location for the equipment to the rear of the stable block is the least visible from the RPG and is heavily screened from the road by trees and shrubbery.

The following design amendments have been implemented to address the points raised by the Conservation Officer:

- The ductwork has been stacked horizontally, as opposed to vertically, to lessen the elevational impact from the road.
- The ductwork will be supported on a traditionally detailed timber frame which significantly reduces the fixings into the existing stonework (to five locations only) and allows the ductwork not to clash with the existing window of the single storey addition as the structure is self-supporting in the areas.
- The Larch timber cladding the match the approved material of the WC block has been introduced the screen the ductwork and plant.

We trust the proposed design amendments are acceptable. This is a very time sensitive matter for the Applicants, and therefore we would be very grateful for your earliest attention in this respect.

Best regards,

Tim

TIM RODWAY

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From: Andy Watt <Andy.Watt@midsussex.gov.uk>

Sent: 23 July 2025 14:22

To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>

Subject: FW: Stable Block, Borde Hill DM/25/1494

Dear Mr Rodway

Please see below Emily Wade's comments. I would be grateful for your response in due course.

Kind regards

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

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Working together for a Better Mid Sussex

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

Sent: 22 July 2025 17:05

To: Andy Watt <Andy.Watt@midsussex.gov.uk>

Subject: Stable Block, Borde Hill DM/25/1494

Hi Andy

Comments on the above discharge of conditions application:

Condition 4 (partial)- Detailed drawings of service extract ducts to the rear of the building

The extract ducting as shown is extensive and bulky, stretching across a considerable part of the rear elevation of the original stable block, and apparently sitting across a window to the side of the retained historic rear single storey range. No attempt appears to have been made to reduce its visual impact, beyond not placing it at roof level, or to introduce screening. It will have a marked detrimental impact on the appearance of the rear elevation of the building, which is visible in glimpsed views both from the area to the north of the stable block, and from Borde Hill Lane, and is also likely to be damaging to the fabric of the elevations concerned as a result of the fixings required. Whilst I appreciate that the applicant may view the current state of the development as a part completion, with further works to come, this is an unacceptable impact on the character of the Old Stables, and on the contribution which they make to the registered park and garden, and the wider setting of Borde Hill house. The proposal therefore requires reconsideration.

Thanks,

Emily

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