

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 July 2026 12:44:58 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Stefan

Further comments on the above applications following the receipt of revised plans.

- The works to create the proposed new hallway at rear ground floor level of the house have been amended to retain more of the surviving historic fabric within the area. On balance, this aspect of the proposal is now considered acceptable.
- The elevational treatment of the link extension between the house and dairy has been amended to remove the glazing to the roof. Whilst Historic England are still not fully supportive of the amended design, and consider that it will result in a lower level of less than substantial harm to the special interest of the building, they have not objected to the amended scheme overall. I myself consider that the amended proposal in this respect is acceptable, subject to detail.
- In my previous comments of 9th February I raised concerns with respect to the proposed new rooflights to the main roof of the house in respect of potential adverse impact on the historic fabric of the roof structure arising from trimming of the rafters. I do not believe that further information or amended plans have been received in this respect? Perhaps it is intended that this will be addressed in the detailed heritage response mentioned in Mr Penny's email of 12th June, which does not appear to have been received to date? As it stands however this aspect of the proposal is an outstanding concern.
- Historic England has accepted that the works to repair or replace the windows to the house can be dealt with by condition, and I am happy to reconfirm my agreement to this approach. However, I would suggest that the plans and supporting documents should be amended to reflect this before any approval can be issued- at present the plans state that all windows will be replaced, but as previously been discussed a more nuanced approach based on a detailed survey of the existing windows will be required. It would be preferable for the plans to be amended to reflect the need for further information and a window-by-window approach to repair and/or replacement.
- The pool house fenestration has been amended to remove the changing room windows and to adjust the window to the sauna to resemble a garden gateway within the wall. Whilst in practice I think it is likely that the 'gate' or external shutter will be left open, subject to detail this approach could work as it will largely preserve the external character of the former walled garden, and its

inward-looking nature. On balance I consider that this aspect of the proposal is now acceptable, subject to detail.

In summary, the proposal has moved forward again and is now I think largely acceptable with the exception of the continuing need for further information and/or amendment with respect to the rooflights to the main house. The plans also need to be amended to reflect the approach to window repair/replacement, i.e. that this is to be dealt with on a window-by-window basis by means of further information and detail to be required by condition.

I look forward to hearing from the applicant with respect to the rooflights, in hope that we can then move forward to a decision.

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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