

From: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Sent: 17 July 2025 16:50:37 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1264 and 1265 Standen House

Hi Katherine

The documents are fine and partially fulfil the “conditions”. I also require the written guarantee re the fuel and the schedule for the maintenance please.

N

Nick Bennett – S.E.H.O. | [Environmental Protection](#) | [Mid Sussex District Council](#) | 01444 477262

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 17 July 2025 15:31
To: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Subject: FW: DM/25/1264 and 1265 Standen House

Hi Nick,

I've received the attached documents from the agent to address the conditions you have requested.

Please let me know if would be sufficient.

Many Thanks

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
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 - **SAVE A TREE** Only print this email if absolutely necessary.

From: Hardy, Gemma <Gemma.Hardy@nationaltrust.org.uk>
Sent: 16 July 2025 15:32
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1264 and 1265 Standen House

Hi Katherine,

I hope you're well,

Following on from my email below, I've just checked the latest comments online regarding our application. I've noticed a new date of 5th August – is this the new deadline you're proposing to complete the consultation?

I've noted that Nick Bennett is requesting two conditions. For expediency and to make the most of the change to the deadline, I'd like to submit these condition responses now if possible to avoid pre-commencement conditions?

Fuel quality - The biomass boilers shall only be operated using clean wood pellets that comply with a recognised fuel quality standard (such as CEN/TS 14961:2005.) A written guarantee shall be submitted to the local authority prior to commencement of the development with a declaration that wood pellets conforming to a recognised fuel quality standard will be consistently used in the biomass boiler (the statement shall be obtained from the fuel supplier). – **Please see attached from Balcas, our fuel supplier confirming their quality of pellet and pellet production process. The NT have a very strict framework for pellet procurement both in terms of quality but also in terms of carbon impact. Balacas source all their fuel from the UK unlike other competitors in the market.**

Maintenance - The biomass boilers shall be maintained according to a written schedule of maintenance, which shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning. The maintenance schedule shall be submitted and approved in writing prior to installation – **Please see attached the manitnance schedule from Baystar, our installer & maintenance provider for this system, covering as standard the requests from Nick.**

I would be happy to talk to Nick separately if that is of interest,

Best wishes,
Gem

Sensitivity: General

From: Hardy, Gemma
Sent: 10 July 2025 09:38
To: 'Katherine Williams' <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1264 and 1265 Standen House

Hi Katherine,

Please find an update for each of Emily's queries below & attached.

- Detailed drawings of the new door to the reinstated opening and to the altered door to the boiler room – Please see attached as 'Standen New Door'. We've re-calculated the air-flow requirements for the plant room and determined that the new louvre to the other door is not required and so there is no requirement to adjust this door. Do you need me to remove reference to this in the D&A statement and re-issue?
- Details of the appearance of the hole/pipe outlets required for the pellet blow pipe and vent pipe – Please see attached as 'Standen House Pellet Filling Ports' – we've also decided to install the majority of the pipework internally to help with the external appearance. This also allows us to re-use the current fire-foam inlet which will become redundant.
- Details of the size and appearance of the ethernet cable to be run across the entrance elevation of the house – Please see attached the 'Cat-5e-utp-pve-cable' document, which is the specification for our cables. We will be running 4 of these along the proposed route in black.
- 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 – we've double checked the height of the heat pump and completed a viewing assessment. The heat pump sits below the fence line and someone at 6'4 feet high would not be able to see the top of it from the highest point of the hill. However, we also need to level the ground in order to install the footings for the heat pump and so we're proposing to level the ground at a lower level to bring the heat pump even lower as a belt and braces approach. See 'Standen Cottage HP Outline' and the updated elevation to reflect. This negates the need to increase the height of the fence as we felt this would impact the tenant too significantly and block out further light.
- The screening fence between the ASHP and the rear of the Cottage should be shown in the site plan.- updated – see attached Drawings 1 & 2. See photo below of the style of trellis fencing we're proposing.

I hope that satisfies those queries, but please let me know if you need further information.

I also appreciate that the application is due tomorrow, so I'm happy to an extension to accommodate these changes. Would a further 2 weeks suit – a new deadline of 25th July suit? I suggest this as we have an internal deadline of 31st August for our governance to the next stage on this project, so it allows a week for processing of the application on our end.

Best wishes,
Gem



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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 02 July 2025 09:02

To: Hardy, Gemma <Gemma.Hardy@nationaltrust.org.uk>

Subject: FW: DM/25/1264 and 1265 Standen House

Dear Gemma,

Please see the below comments from Emily following our site visit yesterday.

Some further information is requested to avoid pre-commencement conditions.

Kind Regards

Katherine Williams BSc (Hons) MSc
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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 01 July 2025 15:28
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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