

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 05 August 2026 12:20:20 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/22/3857 and DM/26/1012 Pickhams Cottage

Hi Katherine

Comments on the above applications. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

Firstly, I note that we have recently received an application for listed building consent for the works, which now sits alongside the longstanding planning application.

I first submitted comments on the planning application in March 2023, with subsequent comments in January and June 2024. For clarity, these should be taken to also refer to the more recent LBC application, and will explain my position on the nature of the site and its special interest, the contribution to the setting of Pickhams Cottage, the principle of the development, the proposed alterations to the building, and the subsequent amendments to the original proposal which have led to the drawings submitted with the LBC application, and in response to which I will now offer further comments.

In my most recent comments of March 2026 the justification for the change of use remained outstanding, and the proposed method of insulation to the barn remained of concern. Further information has been submitted in both these respects.

Although the justification submitted is less than compelling in terms of why the building could not continue in its current, ancillary use, in the particular (and unusual) context of this relocated and altered building, and being mindful of the presence of the various uses at Longs Yard, which is the historic farmstead immediately to the west of the listed former farmhouse, I consider that an objection on grounds of impact on the character of the setting of Pickhams Cottage may be hard to sustain. I also recognise that although it is not fully demonstrated that the proposal is the only way in which this could be achieved, the restoration and ongoing beneficial use of the listed barn itself is a heritage benefit.

With respect to the method of insulation as shown to the walls and roof, again in the particular and unusual context of this building I consider that this is now acceptable in principle, although further, more detailed information should be required by condition.

As a further point of detail, I would also like to see further information on the relationship between the proposed conservation rooflights and the rafters of the building- given the warm roof build up, these should be able to sit over the rafters, if they are not set between them. Again, I think this information could be reserved by condition, although I would like the applicant to confirm that this will be possible before a decision is issued, to ensure that the historic fabric will be retained.

A revised landscaping plan has also been submitted. The revision of the proposed standard domestic swimming pool to a swimming pond is welcomed, although it is somewhat regrettable that it does not have a more natural shape. The use of post and rail fencing with native hedge planting to the boundary is also acceptable, although the hedging along the direct frontage of Pickhams Cottage would potentially block views of the listed building and should be omitted. Further detail of other aspects of the landscaping including bike and bin stores and materials should also be required by condition.

In summary, subject to the above points, it is therefore my opinion that the revised proposal on balance, and in the particular context of the relocated barn, will preserve the special interest of this listed building, and the setting and special interest of Pickhams Cottage. This will meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of roofing and facing materials
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following parts of the scheme:
 - - new windows and doors (including internal doors for the LBC). Your drawings should include glazing bar detail and depth of reveal as appropriate. For windows and doors to the existing barn, your drawings should show the relationship with the surrounding historic fabric, including fixings and depth of reveal.
 - - typical eaves detail to the extension
- New rainwater goods and other external pipework to be of painted metal.
- Detailed drawings, including sections, and annotated to show materials and finishes, of typical examples of the proposed new rooflights, to show the relationship of the rooflights and their fixings with the surrounding retained historic fabric of the roof structure, and with the roof covering.
- (LBC only) Detailed drawings, at an appropriate large scale, including elevations and sections, to show the new mezzanine structures to the barn interior. Your drawings should be annotated to show materials and finishes, and should show the relationship between the mezzanines and any associated partitioning and the surrounding retained historic fabric.
- Details of the repair works to the barn doors which are to be retained and fixed open, including annotated drawings and a schedule of works, which should include details of materials and methods to be employed. The fixing of the doors should also be described.
- A fully detailed schedule of repairs to the barn building, to include a condition survey cross-referenced with photographs, annotated elevations (external and internal), sectional drawings as appropriate, and details of the methods and materials to be used for the repairs.
- Details of the proposed floor finish within the barn, to include sectional drawings showing any build up relating from insulation and finishes in relation to the existing structure.

- Detailed drawings, at an appropriate large scale, including sections, to show the proposed method of insulation to the walls and roof of the barn. Your drawings should include details of materials and should illustrate the relationship between the new insulation and the retained historic fabric of the building. Any alterations to the eaves of the building should also be shown.
- Detailed hard and soft landscaping scheme, to include elevations of new or altered boundary treatments annotated to show materials and finishes, detailed drawings of bike and bin stores, and details of materials to new or altered hard landscaping.

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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