

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1265	Case Officer:	Katherine Williams
Application Type:	Listed Building Consent		
Proposal:	Removal of 3 oil boiler systems and replacing with low-carbon alternatives. Standen House (Grade 1) to gain a pellet biomass system and No 5 and No 6 Standen Cottages (Grade II) to gain individual Air-Source Heat Pump systems to be located in the back gardens. This will include complete radiator and pipework upgrades.		
Site:	National Trust, Standen, West Hoathly Road, East Grinstead, West Sussex, RH19 4NE, ,		
Validation Date	16 May 2025	Overall Expiry Date:	5 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Jul 2025
Target Date:	11 Jul 2025	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	25 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1265

National Trust, Standen, West Hoathly Road, East Grinstead, West Sussex, RH19 4NE, Removal of 3 oil boiler systems and replacing with low-carbon alternatives. Standen House (Grade 1) to gain a pellet biomass system and No 5 and No 6 Standen Cottages (Grade II) to gain individual Air-Source Heat Pump systems to be located in the back gardens. This will include complete radiator and pipework upgrades.

Miss Gemma Hardy

LETTERS OF REPRESENTATION

None received

SUMMARY OF CONSULTEES

MSDC Conservation Officer - no objection

Historic Environment Consultant - no comment, refer to Council's Conservation Officer

Gardens Trust - no comment

TOWN COUNCIL OBSERVATIONS

Recommend Approval

INTRODUCTION

The application seeks listed building consent for the removal of 3 oil boiler systems and replacing with low-carbon alternatives. Standen House (Grade 1) to gain a pellet biomass system and No 5 and No 6 Standen Cottages (Grade II) to gain individual Air-Source Heat Pump systems to be located in the back gardens. This will include complete radiator and pipework upgrades.

RELEVANT PLANNING HISTORY

DM/17/1096 - (6 Standen Cottages) Installation of secondary glazing and installation of flu liner and siting of a multi fuel stove heater. Granted

DM/24/1278 - (5 and 6 Standen Cottages) Recovering of the roofs using existing materials, repairs to the timber structure, renewal of the central valley gutter and introduction of a rooflight. Renewal of and additional rainwater goods. Introduction of fire separation within the roof void and elsewhere. Renewal of secondary glazing. External redecoration. Granted

DM/25/1264 - Removal of 3 oil boiler systems and replacing with low-carbon alternatives. Standen House (Grade 1) to gain a pellet biomass system and No 5 and No 6 Standen Cottages (Grade II) to gain individual Air-Source Heat Pump systems to be located in the back gardens. This will include complete radiator and pipework upgrades. Under Consideration

SITE AND SURROUNDINGS

Standen is located off an extended access road off the southern side of West Hoathly Road, within the countryside and High Weald AONB. Standen House itself is Grade I listed with a number of surrounding Grade II listed including No. 5 and 6 Standen Cottages. The site is also located within Standen Registered Park and Gardens.

The wider locality is characterised by open fields and areas of woodland with sporadic residential and agricultural properties, which contributes to the rural landscape and character.

APPLICATION DETAILS

The proposal includes the replacement of the existing oil boilers within the plant room of Standen House and the insertion of a pellet biomass boiler with associated alterations including pellet and vent pipes, and the installation of a new door to the pellet store.

The proposal also includes the replacement of the existing oil boilers of No.s 5 and 6 Standen Cottages to be replaced by Air Source Heat Pumps. The ASHP for No. 6 would be located within the south-west corner of the rear garden of the property and would be in the same position as the existing oil tank. The ASHP for No. 5 would be in the north-west corner of the rear garden of the property, and would be screened from the dwellinghouse by a trellis screen.

The proposal includes 2 No. additional radiator to the Dining Room of No. 6.

LIST OF POLICIES

DISTRICT PLAN (adopted March 2018)

Relevant policies:

DP34 - Listed Buildings and Other Heritage Assets

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

East Grinstead Neighbourhood Plan (made November 2016)

Relevant policies:

EG4 - Designated and Non Designated Heritage Assets

Mid Sussex Site Allocations Document (DPD)

Mid Sussex District Council adopted its Site Allocations Development Plan Document on 29th June 2022. The Site Allocations DPD identifies sufficient housing sites to provide a five year housing land supply to 2031 and also makes sure that enough land is allocated to meet identified employment needs.

There are no policies deemed relevant to this application.

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB2 - Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

Other Planning Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

The LPA is under a duty by virtue of s.16(2) of the Listed Building and Conservation Area (LBCA) Act 1990 (Decision on application): *'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Policy DP34 of the District Plan is relevant and states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.'*

Policy EG4 of the East Grinstead Neighbourhood Plan echoes the ethos of this policy.

Paras 205, 212-215 of the NPPF state:

'205. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Principle DG11 of the Mid Sussex Design Guide states: 'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.'

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric.

There may be potential to introduce a new character / development form and massing (refer to chapter 5):

- On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.

- In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.'

Historic England has been consulted on the application and state that they do not wish to provide comments on the application.

The Garden Society were also consulted and did not wish to make comments on the application.

The Council's Conservation Officer has been consulted on the application and has provided the following comments:

'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 proposal 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.'

Following these comments the further information requested by the recommended conditions was provided and considered acceptable.

The proposal would have limited public views and would largely be positioned within the existing locations of the oil systems. Given the nature and position of the proposed systems and associated alterations, along with the creation of a renewable energy source, it is considered that the proposal would not have an impact on the special interest the listed buildings.

CONCLUSION

The special interest of the building will therefore not be harmed by the works. As a result, the proposal complies with policy DP34 of the District Plan, policy EG4 of the East Grinstead Neighbourhood Plan as well as the requirements of both the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Decision: Permission

Case Officer: Katherine Williams