

From: amir.aramfar@futurepd.co.uk <amir.aramfar@futurepd.co.uk>
Sent: 15 January 2026 18:20:47 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/25/2992 - North Hall Staplefield Lane Staplefield Haywards Heath West Sussex RH17 6AS

Hi Hamish,

Thank you for your email and time on the phone earlier today.

Rear iron window casements (south-east elevation)

It appears that the Conservation Officer's comments may inadvertently conflate the elevations under consideration. For clarity, the cast-iron casement windows are located on the south-east elevation, as clearly shown on page 13 of the Heritage Statement.

These casements are over 100 years old and are in a very poor state of repair, as stated on page 13 of the Heritage Statement. Crucially, they do not comprise original fabric but are reclaimed elements that were installed in the relatively recent past. Their evidential and aesthetic value is therefore limited, and they do not make a meaningful contribution to the historic significance of the building. On this basis, their removal was considered acceptable from a heritage perspective.

As set out in the Heritage Statement, the casements could be carefully removed, stored, and reinstated in the future should circumstances require. If considered necessary, a suitably worded condition securing their retention following removal could be imposed. Replacement windows could be specified to replicate the existing proportions, profiles, and detailing, ensuring no visual harm to the host building or its setting.

It is well established that the replacement of windows within listed buildings can be acceptable where they have reached the end of their functional life, particularly where the fabric is not original. In this instance, the casements are beyond viable repair, are already reclaimed fabric, and are now no longer fit for their intended purpose.

It is also relevant that the building is curtilage listed and is not listed in its own right, further reducing the level of heritage sensitivity. Overall, the proposal would result in no harm to the significance of the heritage asset, either individually or cumulatively.

In light of the above, we would be grateful if you could revisit this matter with the Conservation Officer.

Kitchenette

The proposed kitchenette is modest in scale and entirely proportionate to the outbuilding, which is intended for incidental use as an office/gym ancillary to the enjoyment of the dwellinghouse. The provision of basic facilities to support such use is entirely reasonable and would not result in any material intensification or change in character. Requiring users to return to the main house to prepare refreshments would be impractical and unnecessary.

Notwithstanding this, and in the interests of expediency, the applicant has confirmed that the kitchenette can be omitted from the proposals if this would assist in progressing the application.

Shower window

We consider that the Heritage Statement provides a clear and proportionate justification for the proposed shower window, and that it would not result in harm to the significance of the heritage asset. Nevertheless, in order to address officer concerns and to facilitate a positive outcome, the applicant would be willing to remove this element from the scheme if required.

We trust the above is helpful. We will wait to hear back from you regarding the windows before amending the plans on the kitchenette and shower window.

Best regards

Amir Aramfar,
Planning Consultant



+44 (0)207 993 8196

+44 (0)798 087 1910

amir.aramfar@futurepd.co.uk

21-23 Crosby Row, London SE1 3YD

www.futurepd.co.uk

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