

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 February 2026 14:09:12 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: RE: DM/26/0111 Old Mill House, Cowfold Road, Bolney

Dear Stefan

In response to Mr Dalton's comments:

- I would not dispute that there was a smithy in the location shown on the historic maps, but as Mr Dalton will be aware the barn has an attached single storey brick structure to its eastern side. This is delineated as a separate element on historic maps dating from the later 19th century, which show more detail than the tythe map inserted in Mr Dalton's email. I have not had a chance to closely inspect either the barn or the brick building, but from my understanding of smithys and how they function, including the need for fire and extreme heat, I would not be surprised if the smithy was housed in the brick built eastern element rather than the timber framed barn. Further research would be needed to identify its exact location, but this may not be necessary in the context of the current application.
- Curtilage, in listed building terms, is not determined by lines on historic or modern mapping. I would refer Mr Dalton to the relevant Historic England guidance which sets out criteria to assist in this consideration; these comprise date of construction of the potentially curtilage listed structure (which must have been part of the curtilage of the primary listed building in 1948), physical layout, relationship of function historically and at the time of listing (1983 in the case of Old Mill House), and ownership historically and at the time of listing. The barn would appear to have been clearly constructed as part of the farmstead associated with Old Mill House. It is in close proximity to the listed building. It was historically a functional part of the same farmstead, serving, and managed from, the farmhouse, and appears to remain in an ancillary use to the house. I have no evidence before me that the situation was different in 1983. It will have been historically in the same ownership as the house, and from the location plan submitted with the current application remains so. Again, there is no suggestion at present that this was not the case at the time of listing. It is therefore my opinion that without further evidence to the contrary, the barn would be regarded as curtilage listed.
- I cannot comment with respect to the other historic buildings surviving within the former farmstead to the south of house and barn without a similar level of information regarding date of construction, history of use and ownership.
- I have already commented on the suggested precedent offered by the historical presence of a yard of buildings to the north of the farmhouse. Notwithstanding that these were lost a century ago, I cannot agree with Mr Dalton's assumption that the situation illustrated in maps dating from the 19th century reflects the historical position before this time. As far as I am aware aside from the presence of the adjacent barn we have nothing concrete to suggest that farm buildings

were present in this position outside of the timeframe illustrated by the surviving historical maps, which it should be noted also show buildings to the south of the farmhouse. Mr Dalton's description of the polite and working faces of a farmhouse, and its relationship with its associated farmstead is overly simplistic- there are many different historical types and configurations of farmhouse and farmstead within the Mid Sussex area, not all of which place the working farmyard directly adjacent to one side of the house. Furthermore, as set out in my previous comments the proposed development is in any case different in location, form, and nature to the 19th century farmyard, and does not in any meaningful way constitute a reinstatement of a historical situation.

- I note Mr Dalton's points regarding the change to the character of the site by the introduction of domestic activity and of the impact of screening to the south of it, but they do not change my views on these matters.

In summary my position regarding the nature and extent of the adverse impact on the affected heritage assets arising from the proposed new dwelling remains as previously set out.

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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From: haig.dalton@chilcroft.co.uk <haig.dalton@chilcroft.co.uk>

Sent: 26 February 2026 13:22

To: Stefan Galyas <Stefan.Galyas@midsussex.gov.uk>

Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>; 'Nik Antoniou' <njaltd@gmail.com>; 'Charlotte Watts' <lottie.olney@gmail.com>; 'BENJAMIN WATTS' <bwatts431@btinternet.com>

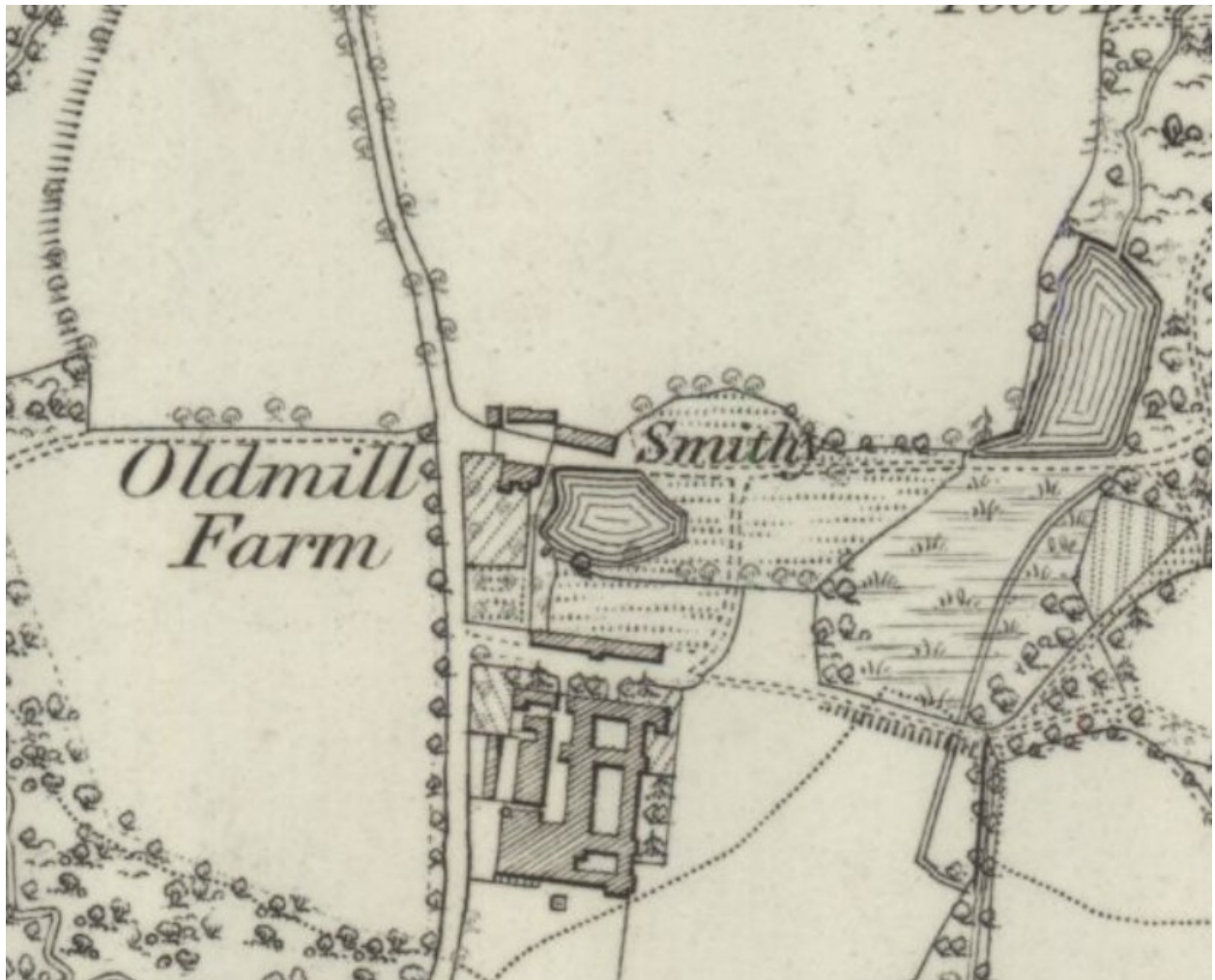
Subject: DM/26/0111 Old Mill House, Cowfold Road, Bolney

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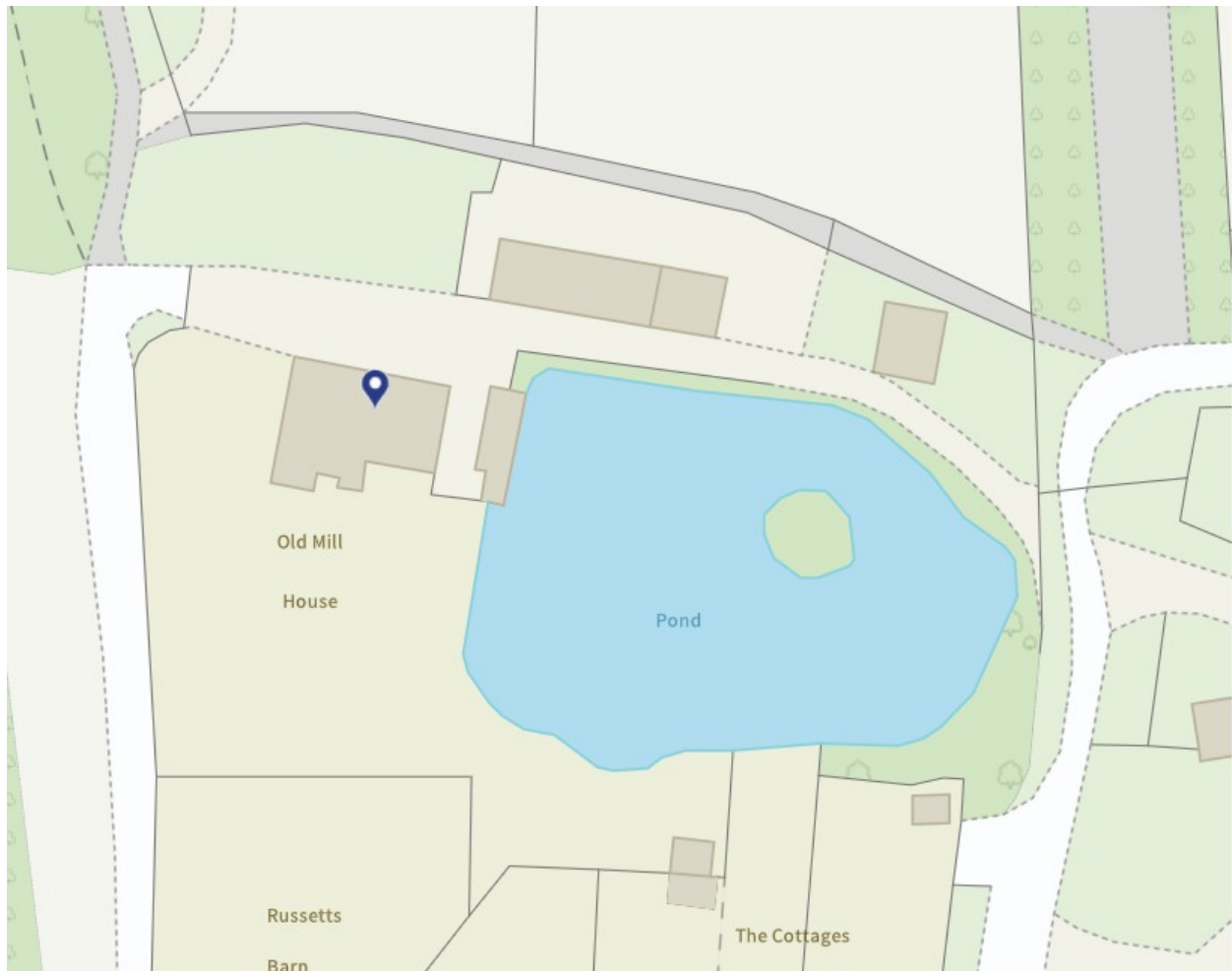
Dear Stefan,

I note that the conservation officer has raised an objection and would respond to her comments and request for additional heritage information below.

Firstly, she states that the existing barn to the north-east of the listed building was “*possibly a former smithy*” which I must take issue with. The building in question is explicitly stated as such on the Tithe Map of 1879 (see below) and as neither Emily nor I were clearly around at the time of the late 19th Century and the people making this national map were, there is no disputing this fact. If it states it was a smithy, then it was. There is no ambiguity about this.



Emily has asked for additional clarity on the outer buildings that surround the listed building, and I am happy to provide this (see map below). The former smithy and barn to the north-east of the listed building is clearly identified as being out of curtilage, no doubt due to the fact that historically it was used as a smithy and not ancillary to the dwelling. As the mapping supports this and it is identified as building outside of curtilage, it is therefore not a curtilage listed building and is a NDHA instead.



There are a range of former farm cottages to the south and south-east of the listed building which once again, I understand Emily would like to know more about (see map below). These as you can see sit in their own separate curtilages because they are independent dwellings in their own right and are therefore not curtilage listed buildings but would be considered a NDHA.



The arguments advocated in the submitted Heritage Statement reflect the evolution of the listed building over the course of its circa 450 year history, rather than just a single century.

Although the conservation officer rightly points out that the buildings that once existed between the listed building and proposed site have been gone since the early 20th Century, this is not the basis of the argument advocated here, and we are not suggesting precedent alone.

Firstly, although these buildings may have been lost in recent years and the gap between the proposed site having existed for a century, this is a 16th Century building and for the majority of its existence, it has been separated from the proposed site by the range of former outbuildings that once stood here. Why is this important? Because it alters the way in which the former farmhouse and its outlook was historically designed to see over its land, including the proposed site, which quite unlike today, would have enjoyed little in the way of awareness over the proposed site given the presence of these buildings. Historically, farmhouses are designed to have an outlook over an area

of formal gardens and/or a garden pond, with a front door to one side and another facing the farmstead outbuildings. The latter by its very design and form of use, is not designed to enjoy far reaching beautiful views over idyllic gardens or fields, because it looks out at active farm buildings, complete with the noise associated with a historic Smithy beating and cooling metal, horses/carts being worked on by farmhands and the busy clangor associated with a working farmyard. It is for this very reason that farmhouses did not focus their efforts to look out onto this busy hive of activity or all the constant noise associated with it. The views today are far reaching looking northwards, which is completely at odds with the historic context of the site and was previously not the case. The emphasis is not on the present, by its very nature a listed building is about how it was historically used and its historic emphasis, and in this the analysis that we have set out has been correctly understood.

Secondly, farming and the activities associated with it, is not a quiet business as correctly outlined above. By its very nature, this area north of the listed building would have historically been a hive of activity. The experience of noise to the northern side of the listed building fits in with its historic context. The later addition of the driveway to the listed building in this area has only furthered it, as has the existence of the public footpath here, albeit to a lesser degree. The idea that extra noise here is in some way out of context with this part of the listed building and the way in which it has always been historically experienced, is not credible.

Thirdly, the inclusion of trees can hardly be thought harmful. The land to the north of the listed building has already benefitted from the inclusion of new trees to its setting, some of them planted since it was made a listed building, none of which have harmed the setting of the listed building. Trees by their very nature are a soft boundary treatment and add to the experience of the natural landscape, which is already partly enclosed by trees. The idea that the use of trees is in some way hostile, is a reaction that is at odds with the existing setting of the listed building and would carry little weight.

While we agree that the presence of the proposed dwelling would bring about a change in the setting of the listed building, the presence of a timber framed building, of a style and use of materials that accords with the historic farmstead, can hardly be thought to be ugly. Change in itself is not harm, it is only harmful to the extent to which significance is eroded.

Given the above, there is insufficient to attribute harm to the setting of the listed building, the NDHA's and their significance and the proposal is therefore considered to have a neutral overall effect.

Kind regards,
Haig

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