

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 03 September 2025 13:46:55 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: RE: The Old Rectory, Church Lane, Hassocks DM/25/1380 and 1381

Hi Tracie

Further comments on the above applications.

We have received updated Heritage Statements which contain more information on the condition of the windows affected by the proposal. Although we do not appear to have any further information on the date or level of interest of these windows, it is accepted that their condition is such that their replacement is justified. On balance, therefore, the proposal is considered to be acceptable in principle.

The proposed details indicate that the windows will be replaced on a like-for-like basis, incorporating slim-line double glazing with functional glazing bars. This will have a relatively small impact on the appearance of the windows, and given the requirements of the updated NPPF at paragraph 167 in relation to energy efficiency measures, the proposal is considered on balance acceptable.

The proposal is therefore considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

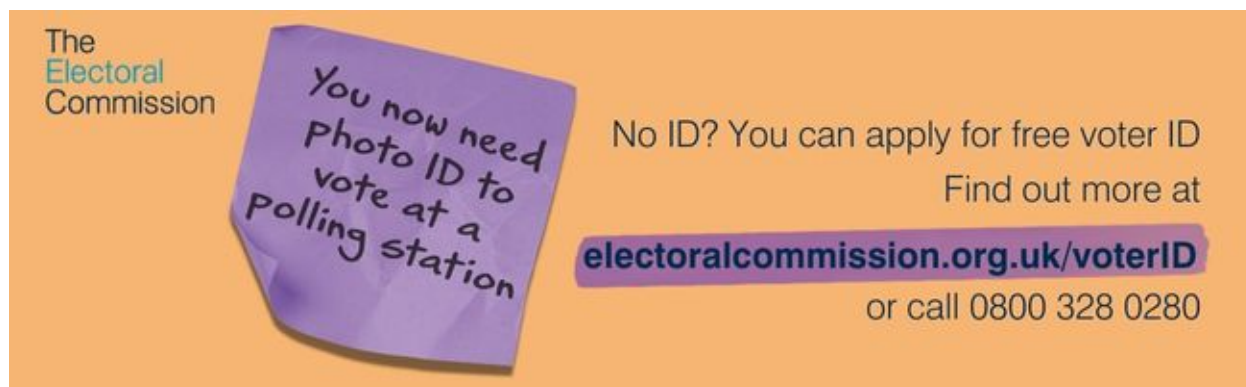
Thanks

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



From: Emily Wade

Sent: 09 July 2025 15:26

To: Tracie Axford <Tracie.Axford@midsussex.gov.uk>

Subject: The Old Rectory, Church Lane, Hassocks DM/25/1380 and 1381

Hi Tracie

Comments on the above planning and listed building consent applications.

The Old Rectory is a Grade II listed building located in a rural position outside Albourne. The house, which from the list description dates originally from the 18th century, was extended during the 19th century, and has more recent alterations and additions. The church with which it was historically associated, St Bartholomew's, is also Grade II listed and stands a short distance to the north east.

The current proposal is for the replacement of three of the existing windows to the property.

As discussed on site with the agent for the application, although there may be no objection in principle to this work, where it can be shown to be necessary, further information is required to support it:

- The submitted Heritage Statement is insufficiently detailed that it does not comment on the age or level of interest of the windows involved. The impact of the proposal on the special interest of the building is consequently difficult to assess.
- No justification is provided for the proposed replacement of these windows, in the form of a statement of condition. Further, as we discussed on site, it may be that in some cases the windows can be repaired, or partly replaced (e.g. one sash only), rather than replaced in their entirety. Where historic windows are concerned, it will be preferable that original fabric is retained wherever possible, therefore greater detail is required to explain the necessity for the works, in terms of their nature and extent.

This additional information will allow a fully informed assessment of the proposal.

Thanks,

Emily

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Emily Wade Ma MSc
Conservation Officer
Planning Services
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emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>

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