

From: Katherine Williams
Sent: 24 October 2024 16:16:10 UTC+00:00
To: "Scott@EllisdonArchitecturalAssociates.co.uk"
<scott@ellisdonarchitecturalassociates.co.uk>
Subject: RE: DM/24/2101 - Springfield, Rashes Farm, Turners Hill
Attachments: DM/24/2101 Springfield, Rashes Farm, Turners Hill

Hi Scott,

Thank you for your email.

The property is within the setting of Rashes Farmhouse, a Grade II listed building. As set out with the Mid Sussex Validation Criteria Local List, linked below, a Heritage Statement is a requirement for applications affecting the setting of a listed building. This is also set out at the beginning of Emily Wade's comments. As this has not been provided it is considered that the application can be made invalid at this time to allow for this information to be submitted.

<https://www.midsussex.gov.uk/media/lehlx4uu/validation-criteria-for-planning-applications-including-technical-details-consent.pdf>

In terms of the consideration of the property as a NDHA, I would like to refer back to Emily's comments in which she states that the building may be regarded as a NDHA based on the information available, which is set out within her comments, and therefore requests that this is also addressed within the required Heritage Statement. The PPG also states that the LPA can identify NDHA's as part of the decision-making process on planning applications, as is potentially the case for the current application.

I hope that this clarifies the planning position.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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 - **SAVE A TREE** Only print this email if absolutely necessary.

From: Scott@EllisdonArchitecturalAssociates.co.uk <scott@ellisdonarchitecturalassociates.co.uk>
Sent: 24 October 2024 16:29
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: Re: DM/24/2101 - Springfield, Rashes Farm, Turners Hill

Hi Katherine,

The application has already been validated? Has the building previously been designated as a NDHA or has Emily decided this upon her visit?

The PPG suggested to local authorities that the identification of NDHA is a rarity rather than a common occurrence and, if a building is highlighted as such, it should have sufficient justification and plausibility. In other words, just because a building is old, or holds a record on a local Historic Environment Record (HER), it does not mean it should automatically be treated as an NDHA. In fact, the PPG states that *"a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets"*

Also the following case is relevant ([APP/R3650/W/21/3266933 The Heights Haslemere](#)).

Many Thanks,

Scott Ellisdon
BA (hons) Architecture
HNC Technical Construction & Management

M: 07828 189525

W: www.EllisdonArchitecturalAssociates.co.uk

E: Scott@EllisdonArchitecturalAssociates.co.uk

COMPANY NUMBER: 13380160

Double O Architectural Management LTD

(Trading as Ellisdon Architectural Associates)

On Thu, Oct 24, 2024 at 3:53 PM Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Hi Scott,

Thank you for your email.

As the Heritage Statement is a validation requirement the application will be made invalid, which will be provide time for the statement to be provided. However, given the concerns raised by Emily it is likely that her objection will remain and the application will not be able to be supported.

Kind Regards

Katherine Williams BSc (Hons) MSc
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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Scott@EllisdonArchitecturalAssociates.co.uk <scott@ellisdonarchitecturalassociates.co.uk>

Sent: 16 October 2024 10:58

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Subject: Re: DM/24/2101 - Springfield, Rashes Farm, Turners Hill

Hi Katherine,

I have been trying to get hold of him but he has been away so haven't had a chance to bring him down.

I'm currently in the process of sourcing a consultants heritage statement so will you be open to another extension of time while this is being completed please?

Many Thanks,

Scott Ellisdon
BA (hons) Architecture
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On Wed, Oct 2, 2024 at 4:30 PM Scott@EllisdonArchitecturalAssociates.co.uk
<scott@ellisdonarchitecturalassociates.co.uk> wrote:

Thanks Katherine.

Understood.

Many Thanks,

Scott Ellisdon
BA (hons) Architecture
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On Wed, Oct 2, 2024 at 4:26 PM Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Hi Scott,

Thank you for your email.

The decision on the application can be delayed to allow you time to discuss the concerns with your client. However, should you wish to withdraw the application I will require confirmation of this by Monday 21st October to allow time for the application to then be determined by the target date.

Kind Regards

Katherine Williams BSc (Hons) MSc
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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Scott@EllisdonArchitecturalAssociates.co.uk
<scott@ellisdonarchitecturalassociates.co.uk>
Sent: Monday, September 30, 2024 11:31 AM
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: Re: DM/24/2101 - Springfield, Rashes Farm, Turners Hill

Hi Katherine,

Thanks for your feedback.

I am discussing this with the applicants and also taking advice on the NDHA.

I understand the determination date is 28/10. Please can I ask that a decision is not made before this date?

Many Thanks,

Scott Ellisdon
BA (hons) Architecture
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E: Scott@EllisdonArchitecturalAssociates.co.uk

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On Fri, Sep 20, 2024 at 4:15 PM Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Dear Scott,

Following on from our site visit Tuesday this week I have received the attached comments from Emily Wade, which raises concerns regarding the proposal.

Due to the design and front position of the extension it is considered that the proposal would detract from the significance of the building as a NDHA and have a negative impact on the positive contribution the property currently makes to the setting of Rashes Farmhouse. This is considered to amount to less than substantial harm, and as the proposal is for a domestic extension to an existing dwelling there is no public benefits to outweigh this harm.

Emily has made suggestions for an alternative rear extension which would be a new proposal and would require a new application. I do not consider that there would be an amendment to the current application which would overcome the harm identified and I would recommend that the application is withdrawn to avoid its refusal.

The Council does provide a pre-application advice service, which is strongly advised when a proposal has a potential impact on a heritage asset.

I appreciate that this will be disappointing, however I hope that this clarifies the planning position.

Kind Regards

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