

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 18 June 2026 09:10:26 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/26/0560 Garage and Store to rear of Old Stone House, EG

Hi Hamish

Comments on the above planning application.

Firstly, I would note that as this proposal affects the setting of Old Stone House and Clarendon House/2B Judges Terrace, both of which are II* listed, Historic England should be consulted.

The proposed development site is a garage and store building to the eastern side of Ship Street, towards its northern end. It would appear to be partly within the East Grinstead Conservation Area, and partly within its setting. It is also within the setting of a number of listed buildings, including the former Zion Chapel, West Street (Grade II listed), Old Stone House, High Street (II* listed) and Clarendon House/2B Judges Terrace (II* listed).

The current proposal is for the demolition of the existing building on the site, and construction in its place of a two storey house.

The existing building on the site consists of two parallel single storey brick-built ranges under gabled tiled roofs. Although the façade has been altered to incorporate garage doors, a brief historical map regression exercise suggests that the building dates from the late 19th or early 20th century. This same exercise suggests a possible original functional relationship with the buildings on the High Street frontage, specifically Old Stone House, as the structure appears to form part of a series of enclosures to the south of the building which reflect the Medieval pattern of long, narrow rear gardens and yards, known as portlands, which characterised this southern side of the street. This pattern is still in part legible, particularly to the eastern end of the street; where this is the case it is considered to make a strong positive contribution to the townscape, and to the character and appearance of the Conservation Area.

On this basis, I would consider that the existing building is potentially of some historical interest, and may be thought to make a positive contribution to the setting and special interest of the adjacent listed buildings, in particular Old Stone House, and to the character and appearance of the Conservation Area, directly or via setting. Its removal may be considered to result in harm to these assets, and I would suggest that the submitted Heritage Statement, which is insufficiently detailed, is revised and expanded to consider this issue.

An amended Statement should include consideration of the age and level of interest of the existing building, including any historical relationship of function with Old Stone

House or its neighbours. It should also consider in more detail the impact of the proposal on the settings of the above-mentioned listed buildings and on the character and appearance of the Conservation Area based on the stage approach set out in the relevant Historic England Guidance GPA Note 3 '*The Setting of Heritage Assets*'. I would recommend that an appropriately qualified and experienced built heritage professional is employed in the production of the statement.

Putting to one side the issue of the principle of the loss of the existing building, the acceptability of which is as noted to be established, I have concerns regarding the footprint, form and design of the proposed replacement dwelling.

The proposed new house is a contemporary building with an unusual asymmetric roof, falling in a number of planes from two storeys at the rear of the site to a single storey at the front, and incorporating a central courtyard. The façade of the building, which is blank, is clad in tile and slopes up from a point above the existing front boundary wall. The side elevations are also largely unrelieved and are of brick at ground floor with tile hanging above; we appear to be missing a proposed rear elevation?

I would not necessarily object to a contemporary building in this location, were the principle of the removal of the existing structure to be considered acceptable. I also note and would have no argument in principle with the applicant's stated intention of creating an architecturally interesting scheme. However, in my opinion the proposed new dwelling as shown does not relate appropriately to its context, for a number of reasons:

- The footprint of the proposed new dwelling, which is set forward of the existing building and of the established building line of the terrace to the north, of which the site reads as a continuation, is not sympathetic to its context, and renders the new building inappropriately prominent in the street scene.
- The form and massing of the house, with its complex asymmetric roof form, do not relate well to the more traditional buildings within the adjacent Conservation Area.
- The elevational treatment of the house results in a largely bland and unrelieved appearance, particularly to the street façade, which does not relate well to the much more lively street frontage of the adjacent terrace.
- The building is indeterminate in its character, appearing neither as a retail premises (as per the adjacent terrace) or as a house (as per the development to the south). As such, and in particular in the context of its unusual form and design, it appears as an anomalous intrusion to the established street scene.

In summary, although further information will be required for fully informed comment, the proposal raises potential concerns with respect to the loss of the existing building, and in relation to the footprint, form and design of the new house, in terms of the impact on the character and appearance of the Conservation Area and the settings of the adjacent listed buildings, in particular Old Stone House.

I can provide further, more detailed comments on receipt of the further information highlighted above.

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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