

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 14 January 2026 10:11:34 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/2990 Lydhurst Estate, The Street, Warninglid

Hi Anna

Comments on the above variation of conditions application.

Lydhurst is an unlisted country house set in extensive gardens and parkland, within a wider estate of woods and farmland, in a rural setting to the west of Warninglid village. The historic core of the village, which is centred on The Street, is covered by a Conservation Area designation. The boundary of the Conservation Area generally abuts the eastern edge of the estate, although the entrance from The Street and its flanking ponds lie within the Area.

The existing house at Lydhurst dates from the 1930s, replacing a Victorian mansion dating from the 1850s, which in turn replaced an earlier house dating from c.1800, which had an associated farmstead. Currently, there are surviving estate buildings to the north west of the house, including cottages, stables and a greenhouse. The original walled kitchen gardens also survive. These buildings date from the 19th or early 20th centuries. Part of the Victorian mansion itself was also retained when the house was redeveloped – the 'Games Room Building'. The house and estate buildings are set in extensive grounds- there are formal gardens to the south, west and north west of the house, with parkland beyond, with beyond this the farmland and woodlands of the wider estate.

The existing house at Lydhurst would not in itself be considered to possess sufficient architectural or historical interest to be regarded as a non-designated heritage asset- the older buildings within the wider estate would however be of sufficient interest within the local context to be regarded in this manner- they are likely to be of interest both in their own right, and as part of a surviving grouping illustrating the functioning of a Victorian Sussex country estate. I would also include the walled garden and its greenhouses, and the surviving Victorian Games Room building in this category.

NDHAs can also include historic gardens and parklands which are of interest in the local context, and it is my opinion that the surviving formal gardens and wider parkland at Lydhurst merit this status, based on their scale and the survival of significant planting and features such as rockeries, steps, pathways and so forth. The Heritage Statement submitted with the previous application relating to the site contained a detailed analysis of the development of the gardens over time, which indicated that successive owners have grown and added to the planting and the layout of the estate, which was developed to take advantage of the previously existing shaw agricultural landscape, as well as quarries or pits created by the excavation of stone for the construction of the earliest house on the site. The resulting gardens perhaps reached particular peaks of interest during the late 19th century, under the Noel's, who established a fine plantsman's garden, and after this, c.1900, under the Steinkopffs who, with assistance from noted garden designer Harold Peto, created an Arts and Crafts garden of some renown, which stands up to comparison with other High Weald gardens of this period including Borde Hill, Nymans, and Sheffield Park. There is a good survival of features and planting from these periods, and although some of the later 20th century alterations are perhaps not sympathetic,

the gardens and parkland as a whole certainly remain of sufficient interest to be regarded as an NDHA.

Planning permission was recently granted for the demolition and replacement of the existing 1930s house with a new dwelling in a contemporary style, over an enlarged footprint, together with further work within the wider parkland comprising a change to the existing vehicle access from the east, as it approaches the house.

The current proposal is for amendments to the approved scheme to allow for design changes. These comprise:

- Raising the internal floor heights by 500mm, with a corresponding increase in the ridge height of the replacement building;
- Changes to the fenestration including reduction in the size of some windows; and
- An extension to the pool wing north elevation of 1.75m.

These alterations are relatively minor in terms of their impact on the scale and appearance of the building, and will not in my opinion materially affect the impact of the development on the significances of the NDHAs within the Lydhurst estate, or the setting of the Warninglid Conservation Area.

The proposal is therefore considered to meet the requirements of District Plan Policies DP34 (Listed Buildings and Other Heritage Assets) and DP35 (Conservation Areas), as well as 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>

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