



WHALEBACK

HERITAGE, DESIGN, ACCESS AND PLANNING STATEMENT

Nether Walstead: Pool Pavilion and Glasshouse

ADDRESS

Nether Walstead, East Mascalls Lane
Haywards Heath RH16 2QJ

DATE

June 2016

REVISION

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Introduction

The proposals relate to two modest structures within the grounds of Nether Walstead, a Grade II listed building. They comprise the construction of a swimming pool pavilion providing changing and plant facilities associated with the existing swimming pool, and the reconstruction of a glasshouse on the site of a historic predecessor shown on early twentieth-century mapping, where elements of the associated masonry walls survive.

The proposals have been informed by an assessment of the historical development and significance of the site. They have been designed to preserve the special architectural and historic interest of Nether Walstead whilst supporting the continued enjoyment, management and long-term stewardship of the property and its grounds.

The evidence presented delineates the site’s historical evolution, situating it within its broader historical context and examining the development of both the principal dwelling and its ancillary structures. This analysis draws upon historical sources from the West Sussex Record Office, historic mapping, the planning history and direct observation. This informed understanding has been integral to shaping the design approach.

The proposals are attuned to the architectural and historical significance of the property and seek to minimise impact upon the significance, fabric and setting of the listed building. The swimming pool pavilion is modest in scale and located at a considerable distance from the house, separated by mature vegetation and established garden spaces. The proposed glasshouse represents the reinstatement of a historic garden structure that has been lost, thereby reinforcing the historic character and legibility of this part of the site.

This document further articulates the design principles applied to the scheme’s scale, siting and appearance, demonstrating how the proposals preserve the significance of the listed building and its setting whilst delivering a modest heritage benefit through the reinstatement of a lost historic feature.



Aerial view of Nether Walstead and neighbouring cottages.

Context and site description

The site comprises a large private dwelling located at the southern end of a long drive accessed from East Mascalls Lane. It lies within the parish of Lindfield and is administered by Mid Sussex District Council.

The wider setting is rural, with houses dispersed among extensive areas of open, undeveloped land. Three dwellings to the north-east - The Coach House, The Cottage, Hindover Cottage and Keepers Cottage - were historically within the Nether Walstead estate and remain accessed from the same private drive.

The house is set within extensive private gardens containing a variety of mature trees, shrubs and ornamental planting, together with a swimming pool and tennis court. Beyond the garden boundaries the land opens out, with the overall topography remaining level. The seclusion provided by the surrounding trees is an important aspect of the property’s character.

The garden is enclosed by mature tree belts that separate it from the wider landscape. Woodland lies to the north-east, south-west and east, linked by large trees and dense vegetation along hedgerow boundaries.

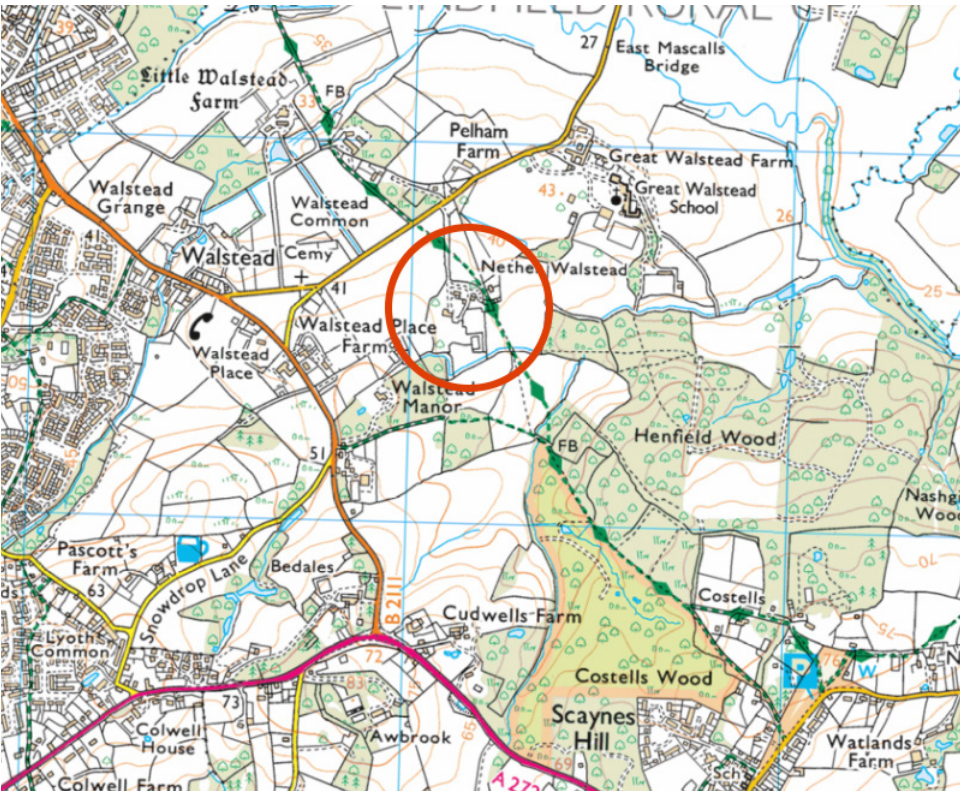
The Cottage, Hindover Cottage and Keepers Cottage are in separate ownership and lie to the north-east. Hindover Cottage and Keepers Cottage are surrounded by trees and woodland and is not intervisible with the site. The front elevation of The Cottage looks across the lawn to the east of the Nether Walstead service-building group, with views towards The Coach House, the small barn to its rear, and the gable end of the garage/studio barn. There is no intervisibility between The Cottage and the principal house.

Nether Walstead is Grade II listed (National Heritage List Entry No. 1180891). The listing describes the building as follows:

The original portion is of two storeys and attic, with two sets of dormers, and is of three bays. It is fronted with weather-boarding and stands on a red brick base. The back elevation is of red brick with a narrow gabled projection of three storeys. The modern additions are to the west and an L-wing to the north. Again these are in weather-boarding on red brick plinths or red brick to the ground floor level. The windows throughout the building are casements.

There is a massive brick chimney breast at the east end, and subsidiary chimneys to the western end of the original portion as well as two additional chimneys in the C19 and C20 sections. All is under a tiled roof.

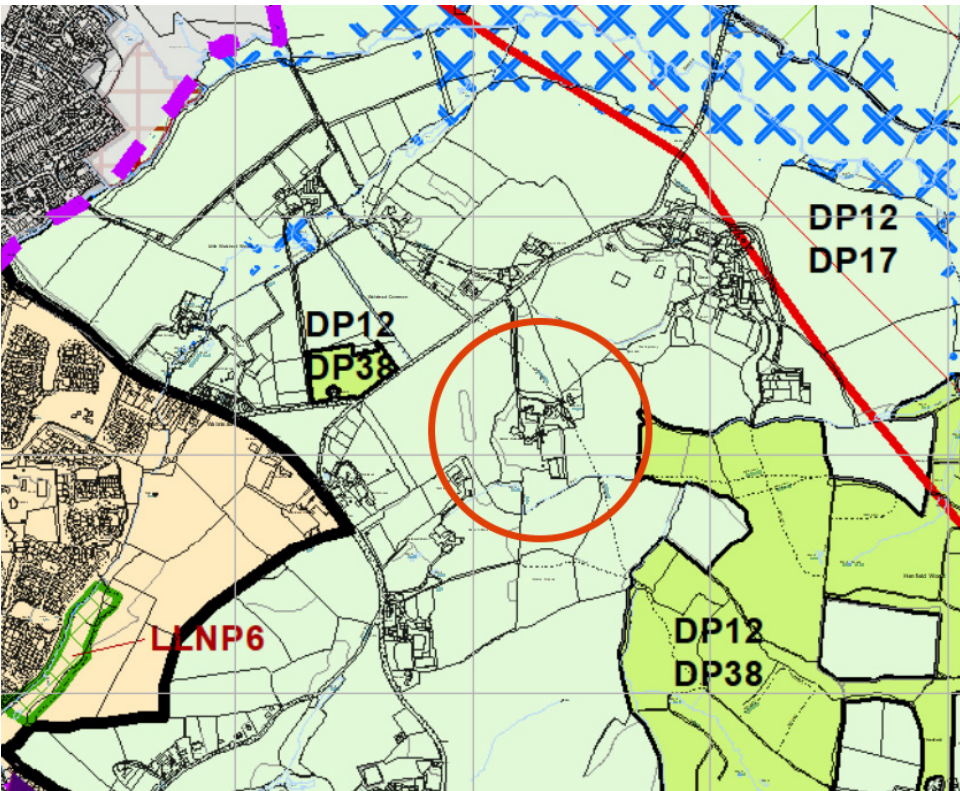
The interior was not inspected.



Ordnance survey map of surrounding area



Map of immediate context



Mid Sussex Policy Map



Magic map of listed buildings and ancient woodlands

Context and site description



Front, north elevation



Rear, south elevation



Side, west elevation



Side, east elevation



Approach from drive



View from site entrance to north

Context and site description



West side of garage to north of courtyard



East side of garage and courtyard



North side of Coach House and Wood Store



South side of Shed



East side of Coach House



Yard interior looking east

Historical development

The house at Nether Walstead has been the subject of research by Peter Bushell, whose work has contributed significantly to understanding the origins and ownership of the property. The name “Nether Walstead” may have Anglo-Saxon origins, possibly deriving from “Walca’s Stede,” meaning Walca’s farm or homestead. Another possibility is that the area belonged to Walter de Wolkested, who acquired it sometime during the reign of Edward II (1315-1316).

The first documented mention of Nether Walstead dates back to 1631, when the land was recorded as being owned by Leonard Brett, who passed it to his sons upon his death. The oldest part of the house likely dates from this period, if not slightly earlier. This section consists of two storeys and an attic, forming the eastern part of the house. The Brett family were likely small landowners, and the first known occupant of the house was Richard Heemes, who would have worked the land attached to the property. In 1648, Thomas Dribbin became the new tenant of Nether Walstead. Substantial alterations occurred around 1725, likely related to the initials “H.B.” at the entrance, which stand for Henry Brett. In 1786, the tithes were recorded as being paid by Richard Wyatt, but the house was leased to John Allin, a local farmer. Such leases, or copyholds, typically lasted three generations, and the house remained in the Allin family until 1857. The 1851 census indicates that several people lived in the house: Jane Allin, aged 84; four of her nieces and two nephews - William, aged 54, and his wife Harriet, aged 49; Harriet Jane, aged 29; Elizabeth, aged 23; Maria, aged 21; and Henry, aged 20. Additionally, three unmarried farm workers lived there: Samuel Binch, aged 48; George Tester, aged 30; and Levi Lipwood, aged 13. Following Jane Allin’s death, the house was rented from James King, who held it from the Earl of Chichester.

The opening of the London to Brighton railway in 1841, which included a station serving the towns of Cuckfield and Lindfield, spurred the development of the town of Haywards Heath. As with many such cases, the construction of the railway and station catalysed the area’s growth.

The 1861 census records that George Roser and his wife, agricultural labourers, were living there with their daughter, likely serving as caretakers following Jane Allin’s death. After James King’s death, the house was sold to Thomas Rooke Davis, a wealthy London merchant, in 1862 for £400. Thomas Rooke moved in on 11 June 1863 with his two daughters, Ann Harriet Davis and Caroline Davis. By the 1871 census, William Gander was living there with his family; he is described as a farmer of 190 acres, which was considered an average holding at the time, likely employing several workers.

William Gander died in 1877, and the farm was sold to John Hook of Little Walstead. The 1881 census records that John Hook’s son, William, was living at Nether Walstead with his family. In 1888, Nether Walstead was purchased by Sills Clifford Gibbons, a prosperous dentist from Burgess Hill and the son of a senior clerk in the House of Commons. Following the death of his wife, Clifford Gibbons sold his previous residence, Great Walstead, and purchased Nether Walstead. Although it is not known when Clifford Gibbons sold the house, sales particulars from 1892 describe the property as a “very valuable freehold and sporting estate” to be sold at auction. The estate is described as:

“A commodious and comfortable farmhouse, built of brick and timbered, and roofed with tiles and Sussex stone, containing 2 sitting rooms, kitchen, 2 sculleries,

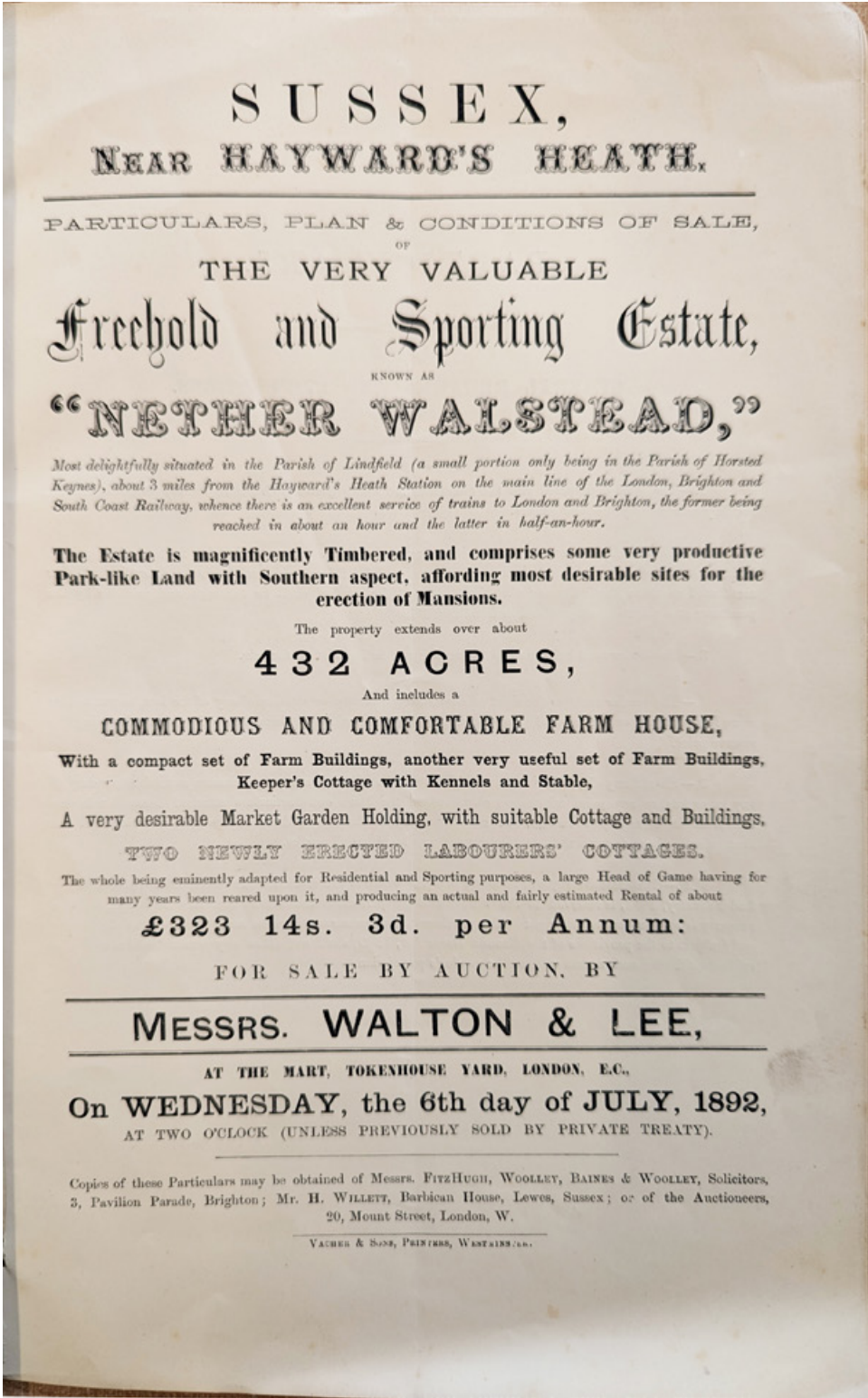
dairy, pantry, and 2 underground cellars, together with 6 bedrooms and 2 attics.”

The farm buildings are noted as compact and situated near the house, including a cart shed, stables, and cattle sheds. There are also two recently built labourers’ cottages, alongside a keeper’s cottage and kennels. Interestingly, the sales particulars list Mr. W. Hook as the occupier of the farm. Whether the house was actually sold in 1892 is unknown.

It is understood that the house was extensively remodelled and extended in the early twentieth century, prior to 1904. Plans of this work have not been found but the building fabric indicates that this involved the addition of a substantial extension to the house’s west end, the addition of the porch and other works to the pre-existing dwelling.

In 1908, Nether Walstead was sold to Sydney Conrad Peters, a partner in the hop factoring firm George & Frederick Ernest Peters, based on Borough High Street, London. In 1914, the house was purchased by Captain Alfred Ernest Speer of the Northumberland Fusiliers. Following Captain Speer’s death in 1925, the house was bought by Miss Mary Hammerton. Upon her death in 1935, the house was sold by her nephews, who described her as a spinster. The house was then bought by Roy Whittington until it was subsequently sold to James Philip van den Bergh. Records indicate that the house was empty in 1963 until it was purchased by Ian and Susan Dipple in 1968.

The exact date when the Dipples sold the house is unknown, but planning records indicate that the property was owned by the Durkins in 2003. The house was sold again in late 2023, when it was acquired by the current owners.



Sale particulars from 1892. Source: West Sussex Record Office.

Historical development

The oldest part of the house, as may be discerned from the measured building survey and exterior examination, comprises the eastern two bays located between the chimneystacks. This section was subsequently extended westward, followed by the addition of a range to the north. This configuration is evident on the 1845 Tithe Map and remained largely unchanged until the house was remodelled and extended in the early twentieth century.

For much of its history, the house likely served both residential and agricultural purposes, possibly containing rooms for brewing, dairying, and laundering, with the kitchen at the heart of the household. As a farmhouse, it would have evolved primarily in response to practical needs, while some elements may have reflected changing aesthetic tastes.

The earliest map showing Nether Walstead is the 1845 Tithe Map, which depicts the house in an L-shaped form, with a modest westward extension beyond the north projection. The southern elevation had a slight projection on the east side corresponding to the catslide roof that remains today. A small outbuilding is shown to the southeast, with the majority of the farm buildings located to the northeast and a few smaller ones to the northwest.

The first edition Ordnance Survey map of 1875 shows a small addition to the western part of the house, situated in the angle between the north projection and the west end of the north elevation. This may have been a new addition or an element missed in the earlier map. While no other changes to the house are visible, there are minor alterations to the farm buildings to the northeast.

The second edition Ordnance Survey map of 1897 reveals the addition of a rectilinear structure between the north wing and the east end of the north elevation. The eastern end of the house also the addition of a small structure to the east of the catslide roof.

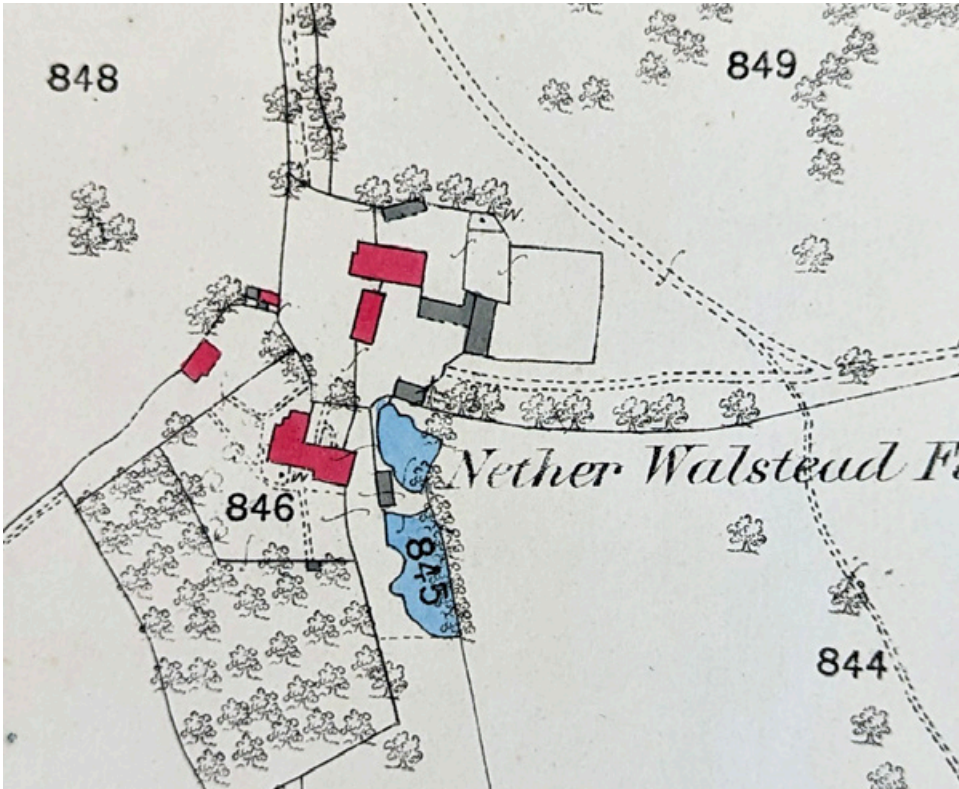
By the time of the third edition Ordnance Survey map in 1910, the western portion of the house had undergone substantial alteration and extension. A diagonal structure replaced the previous rectilinear one, corresponding to the current front porch. Additionally, the small element east of the catslide had been extended southward, along with the construction of a new detached building south of the catslide. A long, rectangular building with a glasshouse on its south side had also been erected to the east of the house.

The Ordnance Survey map of 1946 (not reproduced) shows the addition of two small extensions on the western elevation, with no other significant changes noted in later maps.

More recent planning history indicates that the house was altered in 1987, with works to the kitchen and additional modifications to the farm courtyard, necessitating the demolition of two small buildings in that area. Earlier internal changes included the replacement of the central heating system in 1982 and various internal works, including alterations to the dining room fireplace. In 2002, several windows were replaced, including the south and north dormers. In 2003, garden outbuildings and a garden wall were demolished, and a single-storey dining room extension was added at the eastern end of the southern elevation, extending into the catslide. The balcony doors and window were also replaced at this time.



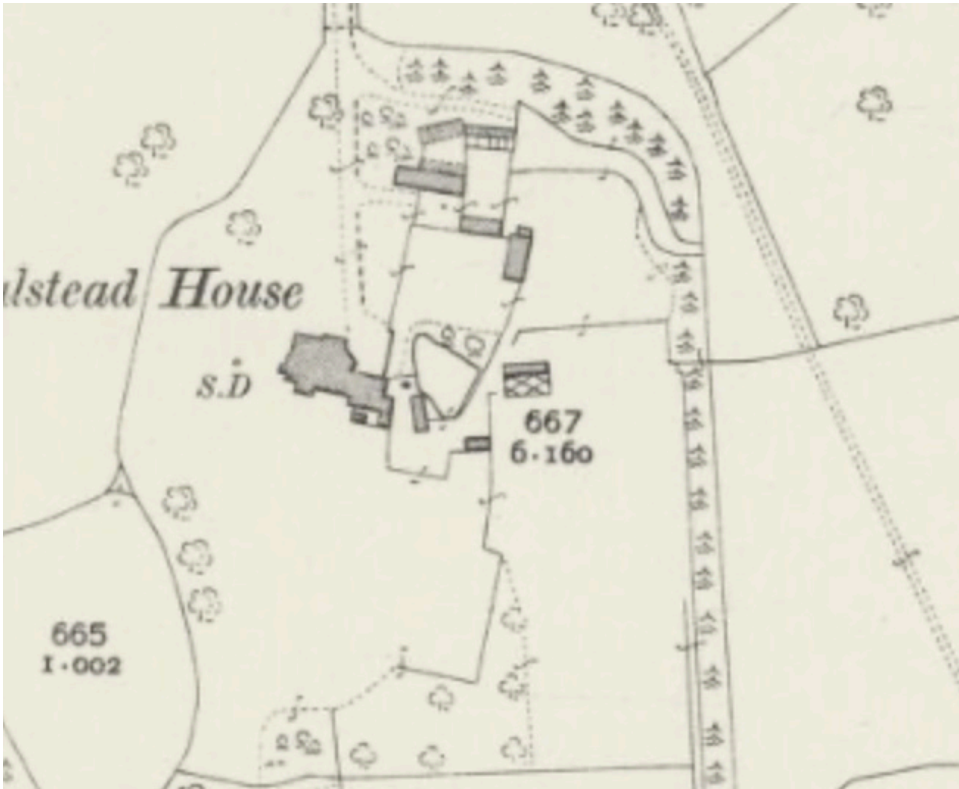
Tithe Map of 1845.



First edition Ordnance Survey map of 1875.



Second edition Ordnance Survey map of 1897.



Third edition Ordnance Survey map of 1910.

Historical development

DEVELOPMENT PHASES

1845

Overlaying the Tithe Map of 1845 with the current OS map suggests that the building elements coloured brown on the map opposite may have been in existence at this time.

Whilst this is considered to be correct for the main east-west range of the house and the catslide, there are questions over the date at which its northern wing was built. The listing description considers the northern wing to be modern, built with the extension to the west, but the map and fabric analysis suggest that it was, in some form, present prior to 1845. Without intrusive archaeological investigation, it is ambiguous and difficult to interpret and it seems likely that a pre-existing structure of one or two storeys was remodelled in the early twentieth century.

Within the courtyard north of the main house, the 1845 map shows buildings in approximately the same positions as the three present structures (garage, shed and Coach House). The map, however, suggests that the southern pair of buildings (corresponding to the shed and Coach House) were formerly larger, with the open shed fully abutting the Coach House and meeting the southeast corner of the garage. The fabric and stylistic evidence indicate that the garage was likely rebuilt as a stable block in the late nineteenth or early twentieth century, and that the Coach House was reconstructed in the mid to late twentieth century.

1875

Differences between the map of 1845 and that of 1875 consist only of:

- the addition of a small structure on the west side of the north wing;
- the rebuilding of a small structure (e.g. shed) to the north of the house; and
- the building of a small structure to the north of the farm courtyard

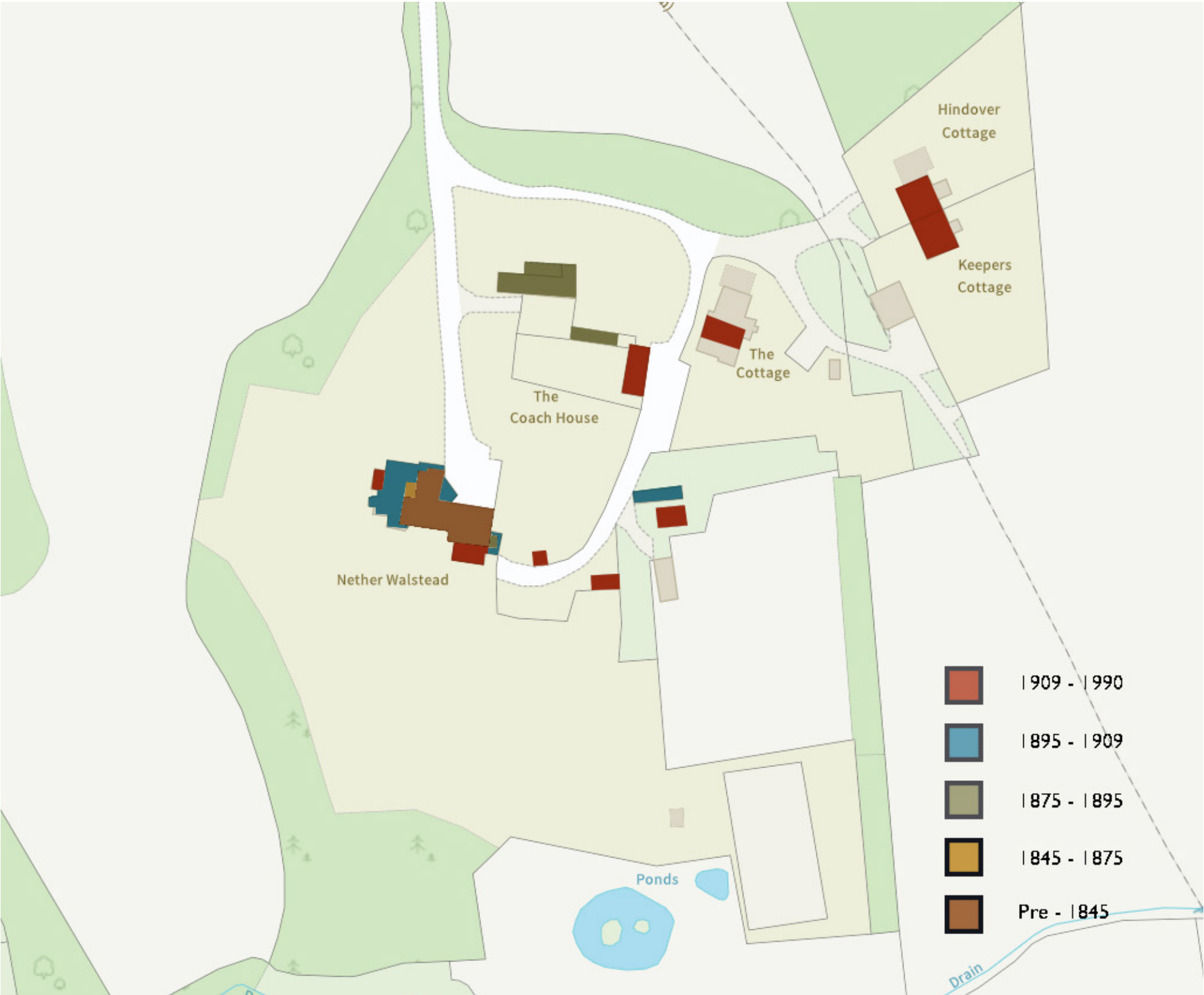
1895

Differences between the map of 1875 and that of 1895 consist of:

- the addition of a square structure to the east of the northern wing, in the location of the current porch;
- creation of a small element to the east side of the catslide;
- likely rebuilding of the courtyard buildings; and
- new agricultural buildings to the north of the courtyard

1909

By 1909 the house had been substantially extended to the west and the new porch constructed between north and east building ranges. A modest addition had been made to the east side of the catslide and a garden structure associated with a glasshouse built in the garden to the east.



Current OS map annotated with assumed building phases

Historical development

DEVELOPMENT PHASES

The accompanying plan has been shaded to distinguish the parts of the building believed to pre-date 1845 (in brown) from those associated with the early twentieth-century phase (in blue). The minor additions visible on the 1875 and 1895 maps appear to have been demolished and replaced during the major renovations of the early twentieth century.

The pre-1845 fabric was constructed in multiple phases, with the eastern half of the east-west range likely built first, in the sixteenth or seventeenth century. In 1725, as indicated by the datestone, a westward extension of similar proportions to the original house was added. It is plausible that the north wing was constructed simultaneously, as suggested by the continuity of the roof structure. If built concurrently, the north wing appears to have been of lower status, being timber-framed in contrast to the masonry construction of the southern range. The absence of windows on its east elevation further suggests that it may have served an ancillary, functional purpose, such as a kitchen, scullery and/or dairy. This wing was extensively modified during the Edwardian phase.

The areas of the building shaded in brown are considered to have greater historical significance than those shaded in blue. The early twentieth-century works are of relatively generic Edwardian design and they have greater capacity for sensitive change.

The existing dining room extension also obscures the catslide roof and diminishes the value of this historic feature as well as the adjacent stair tower.

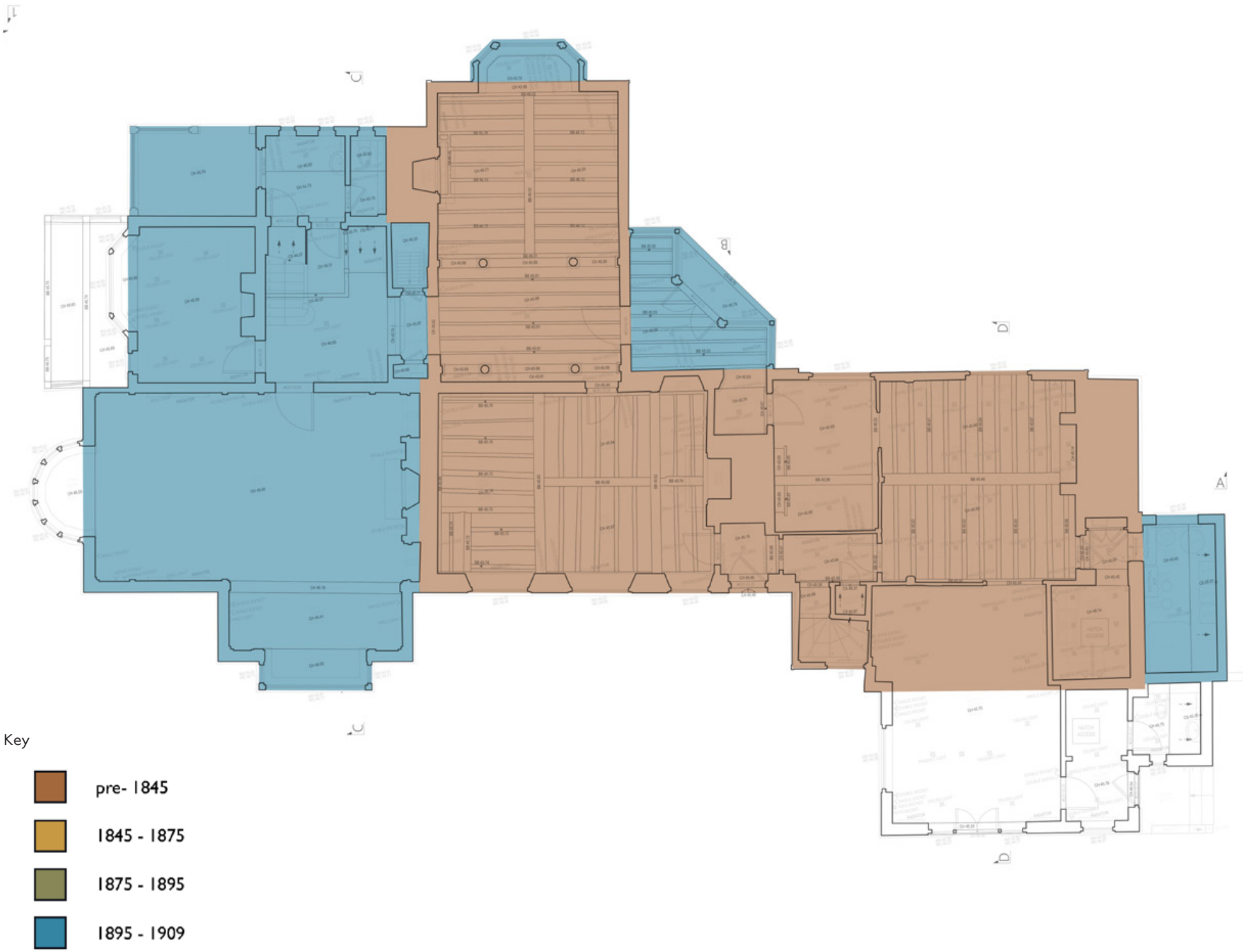
Although the pre-1845 sections were constructed in two or more phases, they are all considered to be of high significance. The design philosophy has been to avoid impacts on this historic fabric and, where possible, to undertake works that better reveal its significance.

Statement of Significance

Nether Walstead is a multi-phase historic farmhouse, its origins traceable to at least the 17th century and possibly earlier. The earliest fabric, forming the eastern two bays between the chimney stacks, survives as a well-preserved example of a small rural holding that later evolved into a more substantial farmstead. Subsequent phases, including the dated 1725 westward extension and the probable contemporaneous north wing, illustrate the incremental growth typical of vernacular farmhouses adapting to changing agricultural needs. These elements retain high evidential, architectural, and historic value.

The house’s later history reflects successive waves of occupation by local farming families, followed by wealthier nineteenth-century owners drawn to the area after the arrival of the railway. Its early twentieth-century remodelling introduced an Edwardian extension of modest architectural quality, representing the shift from working farmhouse to country residence. While this phase contributes to an understanding of the building’s evolution, it is of lesser significance than the pre-1845 fabric and has greater capacity for sensitive adaptation.

Collectively, Nether Walstead embodies the layered social and architectural history of a rural Sussex farmhouse transformed over time. Its significance lies in its early fabric, its legible development, and its contribution to the historic landscape.



Ground floor plan with pre-1845 and early C20 phases shaded

Proposals

The proposals are intentionally modest and confined to ancillary structures within the grounds of Nether Walstead. No alterations are proposed to the listed farmhouse itself.

The first element comprises a small swimming pool pavilion positioned adjacent to the existing swimming pool. The pavilion provides changing accommodation and plant space associated with the established recreational use of this part of the garden. Its scale, form and location ensure that it remains clearly subordinate to the principal house and does not compete with its architectural character.

The second element comprises the reconstruction of a glasshouse on the site of a historic glasshouse formerly associated with the property. Historic mapping demonstrates that a glasshouse occupied this location in the early twentieth century and elements of its masonry enclosure survive. The proposal therefore represents the reinstatement of a lost historic garden feature and will help to reinforce the historic character and legibility of this part of the estate.

Both structures have been designed as lightweight garden buildings that sit comfortably within the landscape setting and preserve the established hierarchy between the listed farmhouse and its ancillary structures.



Swimming pool is to southeast of house and glasshouse to east



Modern greenhouse on site of historic glasshouse



North side of glasshouse wall with lean-to addition

Proposals

SITE PLAN

The proposals are confined to two small structures within the grounds of Nether Walstead and do not involve alterations to the listed house or courtyard buildings.

To the east of the house, a new glasshouse is proposed on the site of a historic glasshouse shown on the 1910 Ordnance Survey map. The surviving masonry remains provide evidence of this former structure and the proposal seeks to re-establish a historic garden feature that has been lost over time. The reinstatement of the glasshouse will reinforce the historic character of the eastern garden enclosure and represents a modest heritage benefit.

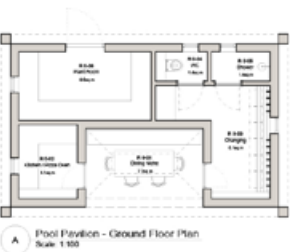
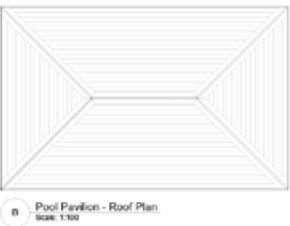
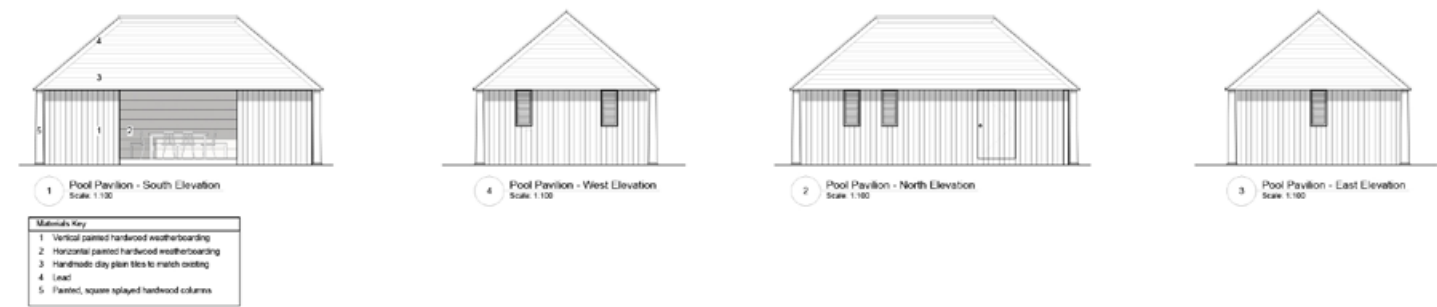
A swimming pool pavilion is proposed adjacent to the existing swimming pool. The pavilion is a small-scale ancillary structure providing changing accommodation and pool plant. It is located at a considerable distance from the listed building and is screened by existing vegetation. As a result, it will have a negligible impact upon the significance, setting or appreciation of the listed farmhouse.

The wider layout and organisation of the site remain unchanged. The proposals preserve the established hierarchy of buildings and maintain the character of the historic landscape setting.

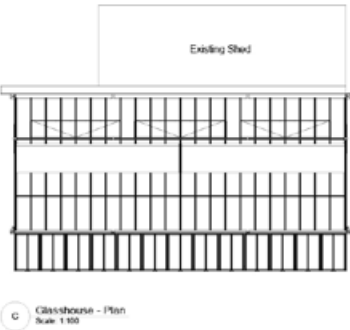
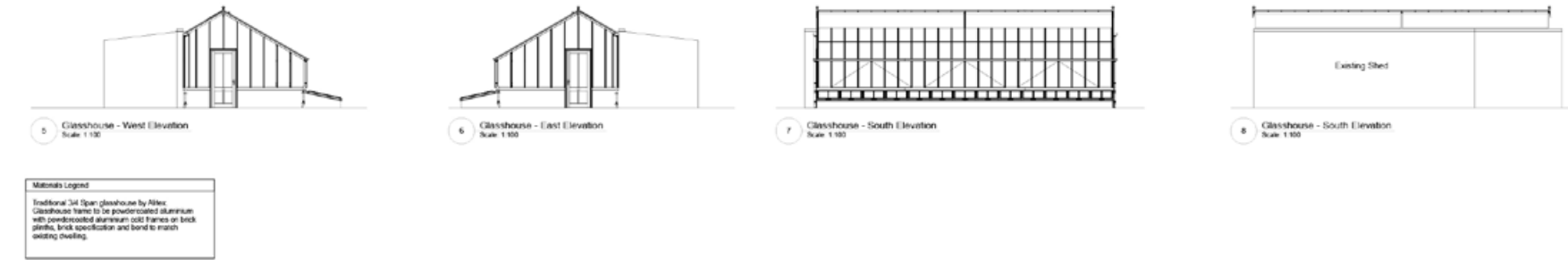


Site Plan as Proposed

Proposals



Swimming Pool Pavillion - Proposed Elevations & Floorplans



Swimming Pool Pavillion and Glasshouse/ Outbuilding as Proposed

Impact assessment

SWIMMING POOL PAVILION

The swimming pool pavilion is a modest ancillary structure associated with the existing swimming pool. It is located well away from the listed building and is separated from it by mature planting and intervening garden spaces. The pavilion does not affect historic fabric and has only a very limited presence within the wider setting of the listed building. Its scale, form and positioning ensure that the significance of the heritage asset is preserved.

GLASSHOUSE

Historic mapping demonstrates that a glasshouse previously occupied this part of the site by at least the early twentieth century. Whilst the structure has been lost, elements of the associated masonry walls survive. The proposal reinstates a historic garden feature on its established footprint and restores a component of the historic designed landscape that has disappeared through neglect and change. The proposal therefore represents a modest heritage gain and enhances the legibility of the site’s historic development.

SITE AND SETTING

The proposals do not involve alterations to the listed farmhouse, its principal elevations or its historic internal fabric. The existing spatial relationship between the house, gardens and ancillary structures remains unchanged. The swimming pool pavilion is visually recessive and the glasshouse reinstates a historic feature previously present within the grounds. Overall, the proposals preserve the significance of the listed building and result in a modest enhancement to its setting through the reinstatement of a lost historic structure.

Planning Statement

PREVIOUS PLANNING HISTORY

The site was previously the subject of planning application DM/25/3070 and associated listed building consent applications relating to a substantially more extensive package of works. Those proposals included extensions and alterations to the listed farmhouse, alterations to curtilage-listed buildings, a new car barn, replacement gates and a range of landscape interventions in addition to the swimming pool pavilion and glasshouse.

Application DM/25/3070 was ultimately refused. However, it is important to recognise that the reasons for refusal related principally to the impact of the proposed extensions and alterations to the listed farmhouse and their effect on the significance of the heritage asset. The Council’s assessment identified concerns regarding the scale, form and design of the proposed extensions to the house, the proposed billiard room, porch alterations and associated works affecting the listed building and its setting.

The current application is limited solely to:

- a modest swimming pool pavilion adjacent to the existing swimming pool; and
- a replacement glasshouse on the site of a former historic glasshouse.

All works that gave rise to the identified heritage concerns have been omitted from the present scheme.

Importantly, neither the swimming pool pavilion nor the proposed glasshouse formed part of the Council’s reasons for refusal. Furthermore, the Conservation Officer concluded that the removal of the existing modern greenhouse was not contentious and that a replacement glasshouse had the potential to reinstate a former feature of the estate.

The Council’s assessment of application DM/25/3070 therefore provides a clear indication that the two elements now brought forward independently were not considered harmful to the significance of the listed building or its setting. The principal matters requiring consideration in the current application are consequently limited to the detailed effects of the pool pavilion and glasshouse themselves rather than the wider heritage concerns that arose from the previously refused scheme.

The previous refusal related to matters that no longer form part of the application and should therefore be considered in that context.

PLANNING ASSESSMENT

Introduction

This application relates solely to two modest ancillary structures within the grounds of Nether Walstead: a swimming pool pavilion adjacent to the existing swimming pool and the reconstruction of a glasshouse on the site of a former historic glasshouse.

The proposals represent a substantial reduction in scope from the wider scheme previously considered by Mid Sussex District Council under application DM/25/3070. All extensions and alterations to the listed house, alterations to curtilage-listed buildings, the proposed car barn, courtyard gates and wider landscape interventions have been omitted.

The application therefore raises a more limited range of planning considerations focused principally on heritage, landscape, trees and ecology.

Site Context

Nether Walstead is a Grade II listed former farmhouse situated within the countryside outside Lindfield. The property sits within extensive mature grounds containing a range of historic and modern ancillary structures, gardens, woodland planting and recreational facilities including an existing swimming pool.

The proposed development is confined entirely to the domestic curtilage of the property and does not alter the established use of the site.

Principle of Development

Policy DP12 of the Mid Sussex District Plan seeks to protect the intrinsic character and beauty of the countryside whilst allowing appropriate development.

The proposals comprise minor domestic structures ancillary to the existing residential use of the property. They do not introduce any new use, intensification of activity or urbanising features that would materially alter the rural character of the site.

The development is therefore acceptable in principle and complies with Policy DP12.

Heritage Considerations

As noted above, the Council’s previous concerns related to extensive alterations and additions to the listed farmhouse itself. Those works no longer form part of the application and the current proposals are confined to two ancillary structures that were not identified as causing heritage harm.

Policy DP34 of the Mid Sussex District Plan and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be given to preserving the significance and setting of listed buildings.

The proposed swimming pool pavilion is located within the established garden area associated with the existing swimming pool. The structure is modest in scale and is positioned at a considerable distance from the listed farmhouse. Mature vegetation and the established garden layout separate the pavilion from the principal heritage asset. The pavilion will not affect historic fabric and will have a negligible effect on

the appreciation or significance of the listed building.

In relation to the glasshouse, historic mapping demonstrates that a glasshouse formerly occupied this location. The conservation officer previously concluded that reconstruction of a replacement glasshouse in this position was not contentious and had the potential to reinstate a former feature of the estate.

The proposal therefore represents the re-establishment of a historic garden structure that has been lost over time. Whilst not intended as an exact reconstruction, it restores an element of the historic estate layout and improves the legibility of the site’s historic development.

Taken together, the proposals preserve the significance of the listed building and its setting and deliver a modest heritage benefit through the reinstatement of a lost historic feature. The application therefore accords with Policy DP34 and the heritage objectives of the NPPF.

Design and Character

Policy DP26 requires development to respond positively to local character and to be of high-quality design.

Both structures are clearly subordinate ancillary buildings set within extensive grounds. Their scale and appearance are appropriate to their garden setting and do not compete with the architectural primacy of the listed farmhouse.

The proposals maintain the established pattern of development across the site and do not adversely affect the character of the countryside or the wider landscape.

The application therefore complies with Policy DP26.

Trees and Landscape

Policy DP37 seeks the protection and enhancement of trees, woodland and hedgerows whilst allowing development where impacts can be satisfactorily addressed.

The proposed pool pavilion is located within the root protection area of T32, a category B grey poplar. The Council’s tree officer previously expressed concern regarding the proximity of the building to the tree and the potential implications for future growth.

However, in assessing application DM/25/3070, the case officer concluded that notwithstanding the tree officer’s concerns, the proposal complied with Policy DP37. Particular weight was given to the fact that the tree is not protected by a Tree Preservation Order, is capable of being removed without consent and that replacement planting could be secured if necessary through planning condition.

The proposed pavilion utilises a lightweight piled foundation system specifically selected to minimise ground disturbance and root severance. The structure occupies only a limited footprint within an extensive landscaped garden and does not require widespread excavation.

Furthermore, the site contains extensive mature tree cover and woodland planting which contribute significantly to its landscape character. The loss of a single tree, whilst not anticipated, would not materially diminish the landscape quality of the site.

Planning Statement

Should the Local Planning Authority consider additional safeguards necessary, a condition could reasonably require replacement planting in the event that T32 dies, is removed or becomes seriously diseased within five years of completion of the development. Such an approach would be consistent with standard landscaping conditions and would ensure no net loss of tree cover.

It is also relevant that the proposal has been specifically designed to minimise impacts upon the rooting environment through the use of a lightweight piled foundation system rather than conventional trench or raft foundations. The resulting level of disturbance is therefore substantially reduced when compared to more traditional forms of construction. Whilst the Tree Officer has expressed concern regarding future growth of the tree, the proposal seeks to strike an appropriate balance between retention of the tree and the reasonable use of the site for ancillary domestic development.

In these circumstances, and consistent with the conclusions previously reached by the Council in relation to the same proposal, the development complies with Policy DP37.

Ecology and Biodiversity

The proposals are confined to an established domestic curtilage and involve a very limited amount of new built development. The ecological surveys submitted with the application demonstrate that the proposals can be undertaken without unacceptable effects on protected species or habitats. Any precautionary measures identified by the ecological assessment can be secured by condition.

The proposals will not result in the loss of any habitat of significant ecological value and are capable of delivering biodiversity enhancements through landscaping and planting. The development therefore complies with Policy DP38 of the Mid Sussex District Plan and the relevant provisions of the National Planning Policy Framework.

Planning Balance

The application gives rise to no identified heritage harm and no unacceptable impacts upon residential amenity, ecology, landscape character or the wider countryside.

The proposed glasshouse delivers a modest heritage benefit through the reinstatement of a lost historic feature identified through historic mapping and contributes positively to the understanding and legibility of the site’s historic development.

The swimming pool pavilion provides ancillary accommodation associated with the existing residential use of the property and is of an appropriate scale and design within its garden setting.

Any residual concerns regarding the relationship between the pavilion and the adjacent grey poplar can be appropriately addressed through planning conditions, including replacement planting if considered necessary by the Local Planning Authority.

The proposal also secures the reinstatement of a historic glasshouse previously associated with the estate. Whilst modest in scale, this represents a positive intervention that reinforces the historic character of the grounds and restores a feature that has been lost through the passage of time.

There are therefore no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal and planning permission should be granted.

Conclusion

The application proposes two modest ancillary structures that preserve the significance and setting of the Grade II listed building, maintain the character of the countryside and accord with the development plan.

The proposed glasshouse reinstates a historic feature of the estate and delivers a modest heritage benefit. Whilst concerns have previously been raised regarding the proximity of the pool pavilion to a grey poplar, the Council’s own assessment concluded that the proposal complied with Policy DP37 and any residual concerns can be appropriately addressed through planning conditions.

The proposals therefore accord with Policies DP12, DP26, DP34, DP37 and DP38 of the Mid Sussex District Plan and with the relevant provisions of the National Planning Policy Framework. Planning permission should accordingly be granted.

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