

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 December 2024 09:49:35 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/24/2780 Wakehurst Place

Hi Katherine

Comments on the above planning application.

Wakehurst Place contains a grouping of heritage assets- a Grade I listed 16th century mansion, and associated Grade II* listed 18th century former stables building with associated ancillary buildings set within a II* registered park and garden. The wider site, which is now owned by the National Trust and managed by Kew Gardens, is open to the public, and the former stables building has been converted to provide facilities including a visitor restaurant.

The current proposal relates to a service area to the rear (north west) of the stables, which houses the electrical plant room, oil fired boilers and oil tanks, and is for the replacement of the boilers and tanks with an air and water source heat pump system, as part of the estate's decarbonisation programme.

As existing, the structures in the area are largely modern and unattractive- the proposed works will replace the existing oil tanks with air source heat pumps and attenuation, which will be somewhat higher than the existing structures, but will be partly concealed by a louvred timber frame to one side, and by an existing stone wall to another- to the remaining two sides the area is enclosed by existing buildings. Associated works include alterations to the stone wall to remove a modern blockwork extension to it, and to the existing adjacent thermal store comprising re-roofing, re-rendering and a new door. Water source heat pumps will be installed in the existing boiler room.

Given the existing nature of the site, and its position to the rear of the stables building, the proposed works are not considered contentious in principle. Although the ASHP enclosure will be somewhat taller and more visually prominent than the existing oil tanks, it will be partially screened, and otherwise at least tidier in appearance than the existing tanks and associated plant. The other associated works to the thermal store and boiler room are relatively minor and affect historic fabric only in the attachment of the new thermal store roof to the stables' wall. On this basis the proposal is not considered to harm the special interests of the affected heritage assets.

I am also mindful of the requirements of paragraph 167 of the NPPF that: *'Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).'*

The proposal is therefore considered to preserve the special interest of the Stables, the registered park and garden, and the setting of the mansion house. This meets the requirements of District Plan Policies DP34 and DP36, 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>

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