

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 17 March 2025 12:19:55 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/25/0148 and 0150 Burstow Cottage, Hammingden Lane, Ardingly

Hi Andrew

Comments on the above planning and listed building consent applications.

Burstow Cottage is a Grade II listed 18th century cottage located in a rural position outside Ardingly. The cottage has an existing substantial two storey extension to the rear, which replaced an earlier (1980s) addition. On the basis of the limited information in front of us, I would consider it likely that the building would be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a modest rural Sussex cottage of its period, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn.

The current proposal, which follows on from pre-application advice, is for various works including demolition and reconstruction of the existing chimney to the rear extension to include aluminium bifold doors within the base of the stack, and the upper part to be constructed of GRP with brick slip facing, alterations to the fenestration, new decking with a pergola over, associated landscaping and a new outbuilding and log store.

Unfortunately, notwithstanding that pre-application advice was sought, I remain concerned regarding the impact of some aspects of the current proposal on the special interest of the listed building, both directly and through impact on setting:

- Although the chimney stack concerned is part of a modern extension to the property, it was noted during the pre-application process that it contributes positively to the manner in which the addition relates to the historic core of the building. As such, although I note that it is now proposed to reconstruct rather than remove the chimney, the manner in which it is proposed to be reconstructed is of concern:
 - the introduction of bifold doors within the base of the stack is anomalous and will result in an odd appearance. As was suggested at pre-application, it would be preferable for the width of the stack to be reduced and doors introduced to the rear elevation of the addition to one or both sides of it.
 - the use of GRP and brick slips will not be acceptable in this context, where we would expect the use of traditional materials which are sympathetic to the original building.
- A swimming pool which was part of the pre-application scheme has been omitted, however the extent and nature of the proposed hard landscaping to the rear of the building does not seem to otherwise have been amended, and remains of concern. The proposed pergola and privacy screening are not clearly shown on the elevational drawings; and more detail is required of this aspect of the proposal for fully informed comment.
- The proposed outbuilding and log store have not been relocated following the pre-application advice, and remain in a relatively prominent position to the side of the house. Furthermore, we now have elevations of these two structures which show monopitch roofs, which are not sympathetic to the traditional rural context, to both buildings. This aspect of the proposal also therefore requires reconsideration.

In summary, the proposal remains of concern in terms of both the direct impact on the building, and the effect on its setting. Further information and reconsideration of some aspects of the scheme will be required to ensure that the special interest of the listed building is preserved, in accordance with the requirements of District Plan Policy DP34 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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280