

**From:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Sent:** 15 May 2026 10:25:11 UTC+01:00  
**To:** "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>  
**Subject:** RE: East Cottage, Town House Farm, Ardingly DM/25/2979

Hi Andrew

Further comments on the above application following the receipt of amended plans.

The applicant has responded positively to the principal aspect of concern relating the draft amended plans seen previously, in removing the gablet from the side extension at first floor. The lean-to addition is retained, but I note the applicant considers the extension unworkable without this additional floor space, and on balance I would not continue to object to its inclusion. The issues with the accuracy of the drawings also appear to have been resolved satisfactorily.

On balance, therefore, the proposal is now considered to preserve the character and appearance of the Conservation Area and the setting of the listed and curtilage listed buildings within the historic farmstead. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing
- Detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
  - - new windows
  - - new external doors
  - - typical eaves detail
- New rainwater goods and other external pipework to be of painted metal
- New rooflights to be flush fitting, metal framed, conservation style rooflights

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.

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Submit your planning application online.  
<http://www.planningportal.gov.uk>  
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**From:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Sent:** 25 February 2026 16:33  
**To:** Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>  
**Subject:** East Cottage, Town House Farm, Ardingly DM/25/2979

Hi Andrew

Further comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The application has been revised to reduce the width of the proposed side extension. The scale of the proposed additions to the side and rear of the house remains in my opinion of concern, both in terms of compliance with the Design Guide and of potential adverse impact on the affected heritage assets, however I think that, very much on balance, we may be able to support the proposal with the following further amendments:

- The roof form of the proposed side addition amended to remove the gablet, i.e. so that it is hipped to reflect the existing roof to the main house. This will further reduce the bulk of the addition and help to sit the extension more comfortably in the context.
- The lean-to element of the side addition at ground floor to the eastern elevation removed, again to reduce bulk.

Can the architect also please provide some clarity on the following points:

- What is this projection to the eastern side of the proposed side extension?



South West as Proposed (front)  
1:50

- The retained chimney to the eastern side of the house is not correctly shown on the southeast side elevation, can this be corrected please.
- Can the architect please explain the thinking behind the design of the front entrance door as shown- the removal of the previously added porch is a positive point, so ideally we would like it confirmed that the entrance which will be exposed as a result will be returned to its original appearance?

Thanks,

Emily

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