

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 February 2026 16:02:26 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/25/3236 Balcombe Primary School

Hi Andrew

Comments on the above planning application.

Balcombe Primary is an unlisted 19th century school building located in a prominent position adjacent to the northern entrance into the Conservation Area. Although heavily extended, it is an attractive building retaining some period character which has group value with the contemporaneous former school master's house to the north. It makes a positive contribution to the Balcombe Conservation Area, partly due to its communal value as a long standing, and still operating village school, at the heart of the local community.

The current proposal relates to the grounds to the southwest of the school and is for the construction of an enclosed octagonal outdoor classroom. The building would be constructed of timber, with timber clad walls and felt shingles to the roof. It appears that the external door and window frames would also be of timber, but this would require confirmation.

The building while not of a particularly traditional appearance is relatively modest in scale and is of materials sympathetic to the context (subject to points above and below). It is also located in an area to the rear of the school building where it is unlikely to be prominent in public views of the site. The area is already characterised by a variety of small outbuildings, play equipment and other school paraphernalia. In this context, in my opinion, the proposal is not in principle likely to result in harm to the character and appearance of the Conservation Area.

However, I would like some clarification/amendments in relation to the following aspects of the materials to the building:

- External doors and frames, and window frames, are to be of timber.
- The felt shingles to the roof are shown as a rather bright green. Can this be amended to a colour more appropriate to the context, e.g. grey. Alternatively, timber shingles could be used.
- Rainwater goods should be of painted metal.

These points could be secured by condition if preferred.

Subject to the above points the proposal is considered to meet the requirements of District Plan Policy DP35 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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