

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 January 2025 15:49:44 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: DM/24/2975 Finches Corner, Hickmans Lane, Lindfield

Hi Stefan

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 site is an unlisted building located to the west of Lindfield, outside the Conservation Area. Historic map regression, and on site inspection, suggests that the building dates from the mid-late 19th century and is the former lodge house to Finches, a substantial country house which was previously located just to the north, but was demolished during the second half of the 20th century. The curving driveway between the two survives as Finches Gardens. The building is typical of the Tudor revival style of the period, and retains many original features including prominent brick chimneys, gabled roofs with patterned tiles, rendered pediments, leaded windows with quoin surrounds and drip moulds, canted bay windows and mock-timbering.

An interesting web article gives extensive background information on the Finches estate, which apparently replaced a much older farmstead of the same name. The country house was constructed in 1870 by James Proctor, a retired silk merchant, and sold on in 1884 to Walter Savill, a shipping magnate. The Savill family was extremely wealthy and Walter's daughter Maud, who lived in Lindfield until she died in old age, was particularly active locally.

[The story of Finches. Lindfield History — Lindfield Life - the community magazine for Lindfield, West Sussex](#)

In my opinion, Finches Corner, because of its age, architectural interest, group value with other surviving buildings within the former Finches estate, and historical interest in the context of Lindfield, including the association with a prominent local family, would be regarded as a non-designated heritage asset (NDHA) of a mid level of historical and architectural interest within the local context.

The current proposal, which is for the demolition of an existing garage building to the rear of the house adjacent to Finches Gardens and construction in its place of a single storey annexe building, follows on from the refusal of outline planning permission in March 2023 for the demolition of the same garage and construction of a new dwelling with associated garages and hard and soft landscaping.

As existing Finches Corner is set in relatively extensive gardens. These gardens are complementary to the wider setting of the building, which is open and verdant, particularly the recreation ground to the south, and the open space at the centre of Finches Gardens to the north. This openness reflects the previous layout of the Finches estate and in particular the originally rural character of the area and the setting of the former lodge house.

Based on the available information I would consider it likely that Finches Corner would possess historical evidential and illustrative interest within the local context as a good example of a rural 19th century

lodge house with connections to a significant local rural estate and prominent local family, as well as group value with the remaining buildings of the Finches estate, and aesthetic value. As such, although the modern residential development to the west of Lindfield has encroached upon the former open spaces of the estate, the gardens of Finches Corner and surrounding surviving verdant landscape would be considered to make a positive contribution to the significance of the NDHA, in particular its illustrative and aesthetic values. The existing garage, however, is a modern building of no particular architectural merit which if anything detracts from the setting of the NDHA.

The demolition of the existing garage is not, for this reason, considered contentious. A pair of adjacent garden sheds would also be removed. The replacement annexe building has a larger footprint than the existing buildings combined, but is not as big as the previously proposed new dwelling. The current proposal also does not include the previously proposed pair of new garages. The majority of the existing garden space is retained, including a good separation between the original house and the new annexe building. On balance, the scale of the current proposal is therefore considered acceptable.

In terms of its form and design, the proposed new annexe reflects the existing original dwelling, mirroring its gabled roof form, and aspects of its detailing including stepped eaves and patterned tiling to the roof. This aspect of the proposal is not considered contentious, subject to detail.

On balance, therefore, the proposal is considered to preserve the setting of the NDHA, and its significance. This meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- Detailed drawings at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:
 - - typical eaves detail
 - - typical examples of windows and external doors

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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