

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 June 2025 15:29:31 UTC+01:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Subject: The Old Thatch, 15 Lodge Lane, Hassocks DM/25/0845 and 1390

Hi Andy

Comments on the above planning and listed building consent applications.

The Old Thatch is a Grade II listed detached house located within the Hassocks Conservation Area. It dates, from the list description, from the 17th century or earlier. The originally modest cottage has been extended to the rear during the late 20th century by very substantial single storey additions including a linked thatched annexe. A modern garage sits to the south east of this.

The current application, which is retrospective, is for the change of use of the garage to ancillary domestic accommodation, and construction of a flat roofed link between the rear annexe and the garage, running along the rear elevation of the annexe under the eaves of its thatched roof.

The conversion of the modern garage building to ancillary domestic accommodation is not considered contentious, and nor are the associated alterations to its external appearance (including introduction of new windows and doors to the north and east elevations). These works have been carried out in a sympathetic manner, and do not harm the setting of the listed building.

I do however unfortunately have concerns regarding the linking of the garage to the rear of the house:

- Prior to the work which is the subject of this application, the original, historic core of the house had already received substantial rear extensions including the linked thatched annexe. The further link between this annexe and the garage results in a cumulative bulk of additions to the rear of the original building which is overbearing in terms of its original, modest scale, particularly as the garage then also becomes in effect an extension to the house.
- The form of the annexe is not sympathetic to the original building (in particular its flat roof), and its relationship with the roof of the pre-existing thatched annexe is particularly awkward.

I would therefore consider that this aspect of the proposal detracts from the special interest of the listed building and the character and appearance of the Conservation Area.

In summary, although the conversion of the garage building is not considered contentious, the flat roofed link is unfortunately not acceptable in terms of its impact on the special interest of the listed building and the character and appearance of the Conservation Area. This is contrary to the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF, it results in my opinion in a low-mid level of less than substantial harm to the Old Thatch, and a low level of less than substantial harm to the Hassocks Conservation Area. The balancing exercise set out in paragraph 215 will therefore apply in both cases.

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>

