

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 04 June 2026 11:27:59 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: DM/26/0742 4 The Courtyard, Buxshalls, Ardingly Rd, Lindfield

Hi Tracie

Comments on the above planning application.

Buxshalls is a substantial 19th century house located in a rural position to the north of Lindfield. It was constructed in 1825 in the Italianate style by William Jolland, as a country residence. The estate included a number of outbuildings to the north of the house, and extensive landscaped grounds including terracing, steps, glasshouses, a Venetian temple and a pair of boathouses linked by a bridge over the river Ouse. A west wing was added to the house in 1878 by Colonel Dudley Sampson, whose wife was a descendant of Jolland. The house is regarded as an NDHA of architectural and historical interest within the local context.

Planning permission was granted in 2020 for the change of use, alteration and refurbishment of Buxshalls House from a 21 bed nursing home to provide 11 dwellings, with the associated change of use of 19 dwellings for the over 55's within the grounds to provide 15 dwellings, and the construction of 9 additional new houses, with associated landscaping and other works.

The current proposal relates to 4 The Courtyard, which is a dwelling formed from an original outbuilding located to the northwest of the house, and is for alterations to a historic wall located to the rear of the property to create a gateway within it. This wall appears on historic maps dating from the later part of 19th century, and is constructed of stone. The continuation of the wall to the south of the application property includes three archways. It is overall of some character and contributes positively to the setting of the house.

During the course of the previous planning application on the site for the conversion of the house and associated residential development, care was taken to ensure that the associated landscaping works retained features of interest within the gardens around the house, and were respectful of the open and verdant character of these grounds. The current proposal affects a feature of interest within the grounds, but as shown would result in only a relatively minor loss of fabric, particularly as some of the existing stone would be re-used to create the archway above the gate. The form of this proposed new archway is also sympathetic to the adjacent original arches. Subject to detail, the proposal is therefore considered on balance to preserve the setting of Buxshalls house.

I would recommend the following conditions:

- Details of the mortar mix and pointing style to the new or altered stonework

- Detailed drawings, at an appropriate large scale, annotated to show materials and finishes, of the new gate (I note the submitted elevations show an 'example gate'.

On site, we noticed fencing and a shed had been positioned in/around the rear garden of the property which were not sympathetic to the context- these are not part of the current application but I would assume are the subject of a separate Planning Enforcement case.

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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