

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 03 June 2025 15:56:20 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: 9 Newstone Cottages, East Street, TH DM/25/1049

Hi Hamish

Comments on the above listed building application.

9 Newstone Cottages is one half of a semi-detached, handed pair of Grade II listed houses, part of a formal arrangement of 5 similar pairs, which are located to the north side of East Street within the Turners Hill Conservation Area. Planning permission and listed building consent were granted in 2023 for a single storey rear extension and detached single storey single bay garage. Unfortunately, the rear extension was not constructed according to the approved plans, and as built is considered to detract from the special interest of the listed building and the character and appearance of the Conservation Area. As a result protracted negotiations at a pre-application stage have taken place with a view to achieving an acceptable solution- the current application reflects the outcome of these negotiations.

As shown in the current application, the proposed rear extension is largely similar to the approved scheme, with the principle exception of the roofline which is now shown projecting above the roofline of the addition. However, given the limited extent to which this feature will be visible from ground level this aspect of the scheme is also considered acceptable.

On balance, the proposed alterations to the extension as built are considered to ensure that it will preserve the special interest of the listed building and the character and appearance of the Conservation Area. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

In terms of conditions, I am not sure what will be appropriate given the partially constructed nature of the project, but ideally we would want to retain control of the details requested in respect of the original approval, including materials, details of windows and doors, etc., to both the extension and the garage.

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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