

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 10 March 2026 16:23:00 UTC+00:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: Stables Cottage, Sandy Lane, Crawley Down DM/26/0005

Hi Cathy

Comments on the above application.

The application site is an unlisted detached house, formerly the stables to the adjacent Grade II listed building. Although I would not regard the Cottage as curtilage listed, it is within the setting of the listed building, and given its age and character, and the historical functional relationship with the adjacent house, I would regard it as a non-designated heritage asset (NDHA).

The adjacent listed building is a large Grade II listed Arts and Crafts house, built in 1891, formerly known as Oaklawn and now divided into two dwellings – Heatherwood West and Heatherwood South. The house is set in a substantial (although now subdivided) garden setting. Stables Cottage, which appears to be contemporaneous with the house, is located just to the northwest and shares the same driveway approach as well as a similar outlook to the rear onto woodland and countryside, beyond a walled garden which would once formed part of the gardens to Oaklawn. There is clear intervisibility between the two buildings, which are set in close proximity to each other, and they have considerable group value within the still appreciable former garden setting of the house.

Heatherwood West and Heatherwood South would be considered to possess architectural interest based on its design, construction and craftsmanship as a good example of a substantial Arts and Crafts country house, historical illustrative value as a late 19th century country dwelling of some pretension, altered and extended in response to the changing needs and aspirations of successive owners, and aesthetic value based in part on the use of vernacular materials appropriate to the Arts and Crafts style. Stables Cottage makes a strong positive contribution to the setting of the house, and has group value with it being of the same age and architectural style, and sharing a similar palette of materials. It contributes positively to the special interest of the listed building, including particularly its historical illustrative and aesthetic values.

Viewed in its own right as a NDHA the building also possesses historical evidential and illustrative interest as a good example of a former late 19th century domestic stables, as well as aesthetic interest- it is an attractive and characterful building, despite some unsympathetic alterations including the introduction of uPVC windows.

The current proposal relates to a single storey outbuilding located to the eastern side of Stables Cottage, adjacent to the boundary with Heatherwood. The building appears to date from the later part of the 20th century and is flat roofed, and clad partly with timber

and partly with uPVC cladding. It is not an attractive feature of the setting of the Cottage, and detracts from its significance as an NDHA. In terms of the setting of and views from Heatherwood, the building turns its back on the adjacent listed building and appears to be relatively well screened by fencing and planting to the boundary, however in as much as it is visible it will not be regarded as a positive feature.

The current proposal is for the conversion of the outbuilding into ancillary residential accommodation, including extensions to enclose the existing covered space between the building and the adjacent garage, and enclosure and extension of the storage space to the rear (eastern) side to create a bathroom.

The enlargement of a feature which detracts from the settings of heritage assets would not normally be favourably viewed. However, in this instance the proposed additions to the bulk of the building are relatively minor, largely involve already covered areas, and are well screened by the existing building and/or the boundary treatment with Heatherwood. The applicant has also indicated during discussions on site that they may be open to changing the existing cladding to the building to something more appropriate to the context as part of the works. On balance, if the proposal is amended to include removal of the existing uPVC cladding in favour of a more contextually appropriate material such as natural or painted timber boards throughout, I would consider that the proposal would preserve the settings of the NDHA and the adjacent listed building.

Subject to the above amendment, and to detail which could be reserved by condition, the proposal is therefore considered to preserve the settings and significances of Heatherwood South and West and of Stables Cottage, meeting the requirements of District Plan Policies DP34 and 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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