

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 18 May 2026 15:03:47 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/26/0703 and 0704 Strouds, Church Lane, HK

Hi Anna

Comments on the above planning and listed building consent applications.

Strouds is a Grade II listed building situated within the Horsted Keynes Conservation Area. The house, which dates according to the list description to the 16th century, is a timber framed building which has a substantial 20th century annexe attached to its eastern side.

The current proposal, which follows on from pre-application advice, is for internal and external alterations, focussed mainly on the 1970s annexe, comprising:

- Demolition of an existing conservatory to the northern side of the annexe and installation in its place of French windows;
- Demolition of a lean-to store to the eastern side of the annexe and creation in its place of an additional window opening;
- Internal reconfiguration of the annexe at ground and first floor;
- Associated changes to floor levels, staircase position, and fenestration to the link and annexe, including new or altered windows and rooflights;
- Relocation of the kitchen from the ground floor of the historic core of the house to the annexe, and repurposing of the existing kitchen space as a utility and boot room, including infill of a non-original opening;
- Conversion of the existing utility/boot/boiler room within the core of the house to a plant room;
- Replacement fittings to an existing bathroom at first floor within the historic core of the house; and
- A replacement heating and hot water system although utilising existing radiators within the historic core; existing external vents to the new utility and plant rooms to be re-used.

The 1970's annexe is not of any particular interest in its own right but is substantial in size and prominent in views of the listed building particularly from within its garden setting, and from the entrance driveway. Internally, the works to this part of the house do not affect fabric or plan form of historic interest and are not considered contentious. Likewise, the conservatory and the lean-to structure which it is intended to remove are not of interest, and their demolition will not harm the special interest of the building or its setting, and may in fact in the case of the conservatory arguably improve the visual relationship of the annexe with the house. The associated works to the fenestration of the annexe, including new or altered windows to its western, northern and eastern sides have likewise been sympathetically conceived, and should not adversely affect its

appearance, subject to detail. The works to the annexe are therefore not considered contentious.

To the house itself quite limited works are proposed. At ground floor, the removal of the existing kitchen fittings from the southeast room and the conversion of the space to a utility and boot room is proposed, alongside the conversion of the northeast room from a boot/utility/boiler room to a plant room. The associated impact on the fabric and plan form is relatively minor- a new partition wall will block an existing opening to the western side of the current kitchen, but mortice holes in the soffit of the overlying beam indicate that a stud partition was previously in place in this location. Existing external vents will be re-used. At first floor, fittings to the existing bathroom will be replaced in the same locations. Internal elevations of all of the affected rooms have been provided to demonstrate that new or altered fittings will not harm or conceal currently exposed members of the timber frame. These works should not adversely impact historic fabric or plan form, and are not considered contentious.

The proposal is therefore considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 as well as the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of new facing materials.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of new windows and external doors. Your drawings should as appropriate show details of glazing bars and of depth of reveal.
- New rooflights to the northern roof slope of the annexe to be flush fitting, metal framed conservation style rooflights.
- New or altered rainwater goods or other external pipework to be of painted metal.

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

The
Electoral
Commission



No ID? You can apply for free voter ID
Find out more at

electoralcommission.org.uk/voterID

or call 0800 328 0280