

From: Emily Wade
Sent: 03 February 2026 15:56:18 UTC+00:00
To: "'Alison Essex'" <ae@gouldbaxter.co.uk>
Cc: "Matthew Comber" <mc@gouldbaxter.co.uk>
Subject: RE: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Update

Hi Alison

Thank you for your email and for confirmation of the withdrawal of the application- I will see that this is done.

With respect to the like-for-like replacement of the existing posts, this would require listed building consent but is unlikely, subject to detail, to prove contentious in my opinion. If you client wishes to discuss this further, it could be considered as part of the pre-application scheme which you mentioned relating to the Pavilion building?

Kind regards,

Emily Wade

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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From: Alison Essex <ae@gouldbaxter.co.uk>
Sent: 03 February 2026 15:37
To: Emily Wade <emily.wade@midsussex.gov.uk>

Cc: Matthew Comber <mc@gouldbaxter.co.uk>

Subject: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Update

Hi Emily,

GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Update

We have now spoken with the client regarding the above property, and they have agreed to withdraw the application in this instance.

They would, however, appreciate confirmation that a future application proposing a like-for-like replacement of the posts would be acceptable. Could you please confirm?

Best Regards,

Alison



Alison Essex ARB

Architect

01444 452604

www.gouldbaxter.co.uk

Please note that my usual working days are Monday – Thursday.

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From: Emily Wade <emily.wade@midsussex.gov.uk>

Sent: 29 January 2026 16:21

To: Alison Essex <ae@gouldbaxter.co.uk>

Cc: Matthew Comber <mc@gouldbaxter.co.uk>

Subject: RE: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Update

Hi Alison

Thank you for your email.

As I'm sure you're aware, the proposal before us is not for the like-for-like replacement of the timber posts, but is for the relocation of the gates, replacement of the posts with brick pillars with adjacent new walling and pedestrian gate, and alterations to the fixing of the screen above the gate. I have set out in my email of 17th November the issues

with this proposal in terms of adverse impact on the special interest of the listed gates and posts. I also subsequently discussed this with Matthew via Teams. You have in turn provided a condition survey, which indicates that some repairs may be necessary but does not justify the extent or nature of the works now proposed, and a brief highways safety comment; however we have no revised plans before us, and having discussed the highways safety point with my colleagues it is their opinion that the public benefit suggested to arise from relocating the gates into the site is no more than minimal. This would not outweigh the substantial harm which would arise to the gates and piers, or the less than substantial harm, through impact on setting, to the other nearby listed buildings.

I am happy to agree a brief extension of time to allow you to consult with your client, however the above is the Council's position on the proposal and is unlikely to alter unless the application is substantially amended- this would in practice mean that the gates and posts should be retained in their current, historic position, with appropriate repairs as justified by your condition report (and any further detailed assessments which may be required), and with no further alteration which is harmful to their significance. If your client is prepared to consider this, I can discuss with my Line Manager whether we would accept a revised scheme, which would mean a further extension of time including allowing for reconsultation of neighbours and the Parish Council.

If you would like to agree the above-mentioned brief extension for a client conference, can I suggest Friday 6th February, bearing in mind that unless you are able to indicate that your client is open to the above substantial amendment of the scheme, or the application is withdrawn, I am afraid that I will again be looking to put the application forward with a recommendation for refusal mid-week, to meet that target date.

With respect to a potential extension to the Pavilion building we would encourage a pre-application discussion and I would be happy to meet with you on site to talk about this once an enquiry is submitted.

I look forward to hearing from you shortly,

Kind regards,

Emily Wade

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