

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 June 2025 15:12:56 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: Glebe House, Church Hill, W. Hoathly DM/25/1217

Hi Cathy

Comments on the above application.

Glebe House is an unlisted detached house located in extensive gardens to the south eastern edge of West Hoathly, within the Conservation Area. The house is a substantial mid-late 19th century building, and was formerly the vicarage to the Grade I listed parish church of St Margaret's, which occupies an elevated position to the west of the valley within which Glebe House sits. There are glimpsed views from the churchyard towards the house and its gardens, which would be regarded as being within the setting of the listed building.

The Council has an adopted character appraisal for the West Hoathly Conservation Area. This comments as follows with respect to Church Hill:

'Character Area 3 – Church Hill including The Old School House, Little Greeting and Weavers Cottages

This Character Area is quite different to the rest of the Conservation Area comprising a small cohesive group of cottages set down in the valley and provides an important attractive rural entrance to the village. The approach to the Conservation Area is a beautiful narrow sunken lane bordered by banks and mature trees...The churchyard, and private gardens built into the eastern facing slope of this valley provide attractive views into and out of this area...

Key characteristics ...

- Important attractive rural entrance to the village;*
- Open spaces and low density development;...*
- Terraced garden and cemetery on eastern facing slopes with extensive views;*
- Beautiful valley setting contributing to the attractive views from the Church...'*

Both Glebe House itself, which is an attractive period building with some communal value as the former rectory, and its gardens, which are extensive and largely verdant, will be considered to contribute positively to the character and appearance of the Conservation Area, including the semi-rural nature of this key entrance to the village.

St Margaret's is a Grade I listed building dating originally from the 11th century. Its special interest will lie partly in its historical illustrative value as the ancient centre of worship and community for a Sussex village, and also partly in its aesthetic value. The setting of the Church, including both the immediate context of churchyard, and the centre of the historic village to the west, and the wider rural setting to the east, panoramic views over which can be obtained from the church yard, will contribute strongly to this special interest and how it is appreciated. The application site forms part of that rural setting.

The current proposal is for the demolition of an existing pool house to the south west of the house, and construction of a replacement building on an enlarged footprint.

The existing pool house is a relatively modern structure which is not of any particular interest and appears slightly run down. Its replacement is not considered contentious in principle. The proposed replacement building is slightly larger than the existing, but arguably of an improved

design. The facing and roofing materials are also considered sympathetic subject to detail. Although there will be some loss of garden area, this will be relatively minor, and on balance it is considered that the character and appearance of this part of the Conservation Area will be preserved. This is subject to confirmation that the large tree (I believe it is a lime?) adjacent to the site is not adversely affected- trees are an important contributor to the Area's character.

In terms of the impact on the setting of the Grade I listed church, the pool and pool house are likely to be visible from the churchyard which forms its immediate setting, especially in winter. However, the pool house is unlikely to be particularly prominent in these views, due to distance and screening, and is, as above, of an improved design. The proposal is therefore considered not to have an adverse impact on the setting of the listed building.

The proposal therefore meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- Detailed drawings, at an appropriate large scale, to include sections, and annotated to show materials and finishes, of the following:
 - - Typical examples of windows and external doors
 - - Typical eaves detail
- Rainwater goods and 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
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



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