

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 14 May 2025 10:29:04 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/0764 Henfield Place

Hi Katherine

Comments on the above planning application.

Henfield Place is an unlisted building which regarded as an NDHA, and is located within the village of Scaynes Hill, adjacent to the Common. As I have discussed the nature of the significance of the building within the local context in commenting on the previous applications to which the current proposal is related I will not repeat that discussion here.

The current proposal relates to a recent planning approval for alterations and extensions to the house and is for amendments to that scheme comprising the addition of a lean-to roof to the approved two storey side extension, and addition of solar PV panels to the southern roof elevation. To consider these amendments in turn:

- The proposed lean-to addition to the approved extension to the western end of the building will result in some increase in footprint and bulk, but it is modest in its proportions and to the northern side of the addition, adjacent to previously existing 20th century additions rather than to the historic core of the building. On balance, and subject to detail, this aspect of the proposal is not considered contentious.
- The proposed solar PV array is shown across the south facing roof slope of the house, above the historic core, and on arguably its most architecturally significant elevation. In my opinion, and in the context of the approved new and replacement extensions which will bookend this elevation, the impact of this work in its own right and in particular cumulatively with those approved additions will be detrimental to the historic character of the building. The solar PV panels would be a visually prominent and unattractive addition to the currently unbroken slope of the roof. I would recommend that this aspect of the proposal is omitted. Given the very extensive gardens around the house, it may be that a ground mounted array in an appropriate location may be a more acceptable alternative.

As it stands I consider that the proposal, because of the inclusion of the solar PV array, would result in a mid level of harm to an asset of a mid level of significance within the local context, as set out in the balancing exercise described in paragraph 216 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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