

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 22 July 2025 16:06:21 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/25/0692 The Slatch, Hickman's Lane, Lindfield

Hi Andrew

Comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work and some difficulties in accessing the site.

Firstly, unless I have missed something, we don't appear to have accurate existing floor plans showing the conservatory? I think this was raised previously but it doesn't appear to have been addressed?

The Slatch is an unlisted c. mid 20th century detached house located within the Lindfield Conservation Area. It is located to the rear (west) of the buildings lining the western side of the High Street south of Hickmans Lane, a number of which are listed, including the Well House and Barnlands (II*), The Barn (II). I would also regard it as being within the setting of 99-99A High Street (II), which is located on the northern side of Hickmans Lane at its junction with the High Street. The Slatch is relatively modest 1 ½ storey house of brick and timber cladding under a pan tile roof, and is relatively sympathetic to the more historic buildings surrounding it within the Conservation Area. It makes a neutral contribution to the Conservation Area and to the settings of the adjacent listed buildings.

The current application is for alterations and extensions to the front and rear of the property, including a new car port to the front of the existing garage to the western side of the house, and demolition of the existing rear conservatory with construction of a replacement orangery style extension with wood burning stove and flue.

The existing garage is a flat roofed structure attached to the western side of the house and set well back from the frontage. The proposed car port roof would sit in front of this, and has a stepped footprint to avoid an existing tree to the boundary. The foremost part would sit slightly forward of the adjacent part of the façade of the building, but behind the line of the central projecting gable to the elevation. It is shown as an open structure with a crown roof.

Although the car port is less subservient than the existing garage in terms of its relationship with the house, and will be more prominent in views from Hickmans Lane, it is a lightweight, open structure. The crown roof, although not a roof form which is considered appropriate in all circumstances within a Conservation Area, is arguably more sympathetic to the broadly 'vernacular' style of the house. On balance, this aspect of the proposal is therefore not considered contentious, subject to detail which could be reserved by condition.

The existing conservatory to the rear of the house is not of any particular interest, and its removal is not considered contentious. The proposed new orangery extension is similar in width across the elevation to this existing structure, but deeper towards the boundary with the neighbour to the south. It is also of a more solid construction, although substantial glazed elements are retained. Given the nature of the host building, and the well screened location, this aspect of the proposal is not considered contentious in principle, however the tall stove flue pipe with supporting straps or struts which is shown rising from the southern edge of the roof has an incongruous appearance and adds unwelcome clutter at roof level, which may be visible from neighbours' gardens. I would suggest that this element of the proposal is either removed from the scheme or reconsidered.

In summary, the majority of the works are considered acceptable, subject to detail, in terms of their impact on the character and appearance of the Conservation Area and the settings of the adjacent listed buildings, however the stove flue pipe to the rear extension requires amendment or removal from the scheme.

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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