

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 August 2026 12:18:23 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Subject: DM/26/1592 St Anne's House, Black Hill, Lindfield

Hi Debbie

Initial comments w.r.t. the above planning application.

Firstly, I note your exchange of emails with Christine referring to listed building consent. This would only be required if a curtilage listed structure was directly affected by the proposal- in this instance, looking at the masonry plinth wall to the base of the existing timber fencing, it does seem possible that this may be of some age. To be curtilage listed it would need to predate 1948, but if the applicant has applied for LBC, and in the absence of evidence to the contrary, I would be minded to allow the application to continue to cover this eventuality.

I note that you have requested revised existing elevations to correctly show the existing fence, and these comments are made with that in mind.

St Annes House is a Grade II listed detached house located within the Lindfield Conservation Area. The house dates from c.1830 and is of painted brick with hipped slate roofs. It is located in a relatively prominent position opposite the Common, at the junction of Black Hill and Backwood Lane. The house is set back from the road frontage behind a generous front garden space. The boundary onto the pavement is to its western half largely of a low masonry wall with timber fence and hedging above. There is a pedestrian gate at the eastern end of this part of the boundary, and a vehicle gate at the western end; the latter is set back from the edge of the pavement and consists of a pair of rendered gate pillars supporting solid timber gates. The western half of the frontage is of tall beech hedging.

Planning permission was given for the rendering of the gate piers in 2011. I cannot currently see a planning permission relating to the construction of the piers, or for the gates, which appear to be relatively modern in date- it would be useful to ascertain when these were put up, and when consent was granted for this work, and I would suggest that the applicant is asked to provide this information.

The current proposal is for alterations to the boundary treatment comprising relocation of the pedestrian entrance gateway from the centre of the frontage to a position next to the existing vehicle gate, with the introduction of new rendered piers, and sections of rendered walling to either side of both the existing and relocated gateways. The existing timber fence to the remainder of the western half of the frontage is to be removed and replaced with new fencing of a similar height, with the masonry wall below and hedging behind to be retained. Where the pedestrian gate is removed, new beech hedging will

be planted to block the gap, to match the established hedging to the eastern half of the roadside boundary.

To consider the proposal in terms of the impact on the setting of St Anne's House and the character and appearance of the Lindfield Conservation Area:

- I have no objection in principle to the relocation of the pedestrian gateway, or the associated repositioning of the pathway across the front garden.
- In the context of the existing fence, I also have no objection to the replacement close boarded fence above the retained masonry wall, although I would like to be reassured that this work can be accomplished alongside the retention of the hedging.
- In terms of the design of the relocated pedestrian gateway, I would not object to the rendered piers to match the existing vehicle gateway.
- However, the introduction of rendered walls to either side of this, and the further introduction of a rendered wall to the west of the vehicle gate are not considered sympathetic to the context of Black Hill and the Common, a part of the Conservation Area which has a verdant, semi-rural character. Travelling up Black Hill to the west in particular (and bearing in mind that St Anne's House sits at the entrance to this part of the Area), road frontages are characterised by greenery and by some low fencing, with very little in the way of high, solid walling of the nature proposed. In this particular instance in my opinion retention of moderately high timber fencing above a masonry wall, with hedging behind and above, to match the existing boundary, will be preferable, or alternatively just full height hedging.

In summary, further information and amendments will be required to ensure that the proposal preserves the setting of the listed building and the character and appearance of the Conservation Area, in order to meet the requirements of the relevant paragraphs of the NPPF and District Plan Policies DP34 and DP35.

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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