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**Sent:** 27 February 2026 13:57:13 UTC+00:00  
**To:** "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>  
**Cc:** "Anna Tidey" <anna.tidey@midsussex.gov.uk>  
**Subject:** DM/25/3072 and 3073 The Coach House, Nether Walstead

Hi Andrew

Comments on the above planning and listed building consent applications. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

Nether Walstead is a Grade II listed building, a former farmhouse which was significantly extended in the early 20<sup>th</sup> century to form a country house of some pretension. The former farm buildings of the farmstead appear to have been located to the northeast of the house, ranged around a series of yards. A small number of historic buildings survive in this area. The Coach House is a two-storey brick and clad building which appears on historical maps dating from the 19<sup>th</sup> century and would be regarded as curtilage listed, although it is noted that the structure was apparently substantially rebuilt during the later 20<sup>th</sup> century. A single storey timber framed and weatherboarded structure known as The Shed sits to the northwest of this.

The current proposal, which is partly retrospective, is for works to the Coach House and Shed comprising construction of a link extension, internal and external alterations, and retention of a sliding metal gate which has been installed the southeast of the buildings. These applications follow on from pre-application advice.

With respect to the Coach House itself, externally it is proposed to remove the existing uPVC cladding to the upper floor, make adjustments to window openings, infill the existing garage door opening, install replacement windows, and carry out other minor works. Internally, existing partitions would be removed to allow for a reconfigured plan form.

In principle, given the level of existing alterations to the building, these works are not considered contentious. The removal of uPVC cladding, uPVC windows and the garage door has the potential to enhance the appearance of the building and its contribution to the setting of Nether Walstead. However, I would recommend that the window design is amended to better reflect the traditional nature of the original building and its evolved domestic appearance- multi-pane casements will in this context be preferable to the large pane casements shown. Conditions would be required on any eventual permission relating to details of materials and the detailed design of windows and external doors.

A linking structure is proposed between the Coach House and the Shed. The principle of this was discussed at pre-application stage and considered acceptable. However, the design as submitted raises a number of concerns:

- The footprint and bulk of the structure is excessive due to the inclusion of a covered porch under a metal standing seam roof to the northern side. This element of the proposal is unnecessary and should be omitted. If the porch is considered necessary as a result of the relocation of the principle entrance to the link structure, this may also require reconsideration.
- The link itself is not the lightweight largely glazed structure which was anticipated following pre-application advice. This applies to both elevations, but particularly to the southern side, and to the roof. This reduces the sense of separation between the Coach House and Shed. The design and materials of the structure require reconsideration.

The Shed is a 19<sup>th</sup> century timber framed and weatherboarded structure with a clay tiled roof. A brief historical map regression exercise suggests that it was originally open on its southern side, suggesting use as a cattle or cart shed- however as it faced onto a yard, the latter is more likely. More recently, the southern elevation has been infilled with brickwork and an opening formed in the weatherboarding to its northern elevation to allow use for storage.

The current proposal to convert the building for residential use as an annexe to the Coach House is not considered contentious in principle. However, in my opinion aspects of the associated works would benefit from amendment, or further information:

- As noted at pre-application stage, it will be better for fenestration etc. to reflect existing or historic openings to the building. Although the fenestration to the northern side does sit within the existing opening, to the south new windows of a domestic appearance are shown sitting within the existing brickwork infill to the originally open elevation, which has been previously inserted between the retained original timber posts. It will be better if one or more openings are formed to this elevation which fully open up one or more bays of the structure, with an appropriately framed glazed infill- this approach could reinstate something of the building's original appearance, whereas the fenestration currently shown is domestic in its character and detracts from the surviving agricultural nature of The Shed. This aspect of the proposal requires reconsideration, and if necessary, the internal layout rethought accordingly.
- Further information should be provided regarding the proposed method of insulation to floor, walls and roof of the building. I would prefer to see this now rather than by condition, as it will be fundamental to the practical implementation of the scheme. We will need to see detailed typical elevations and sections which demonstrate how historic fabric which is of interest, such as the timber framing to the roof and some of the walls of the building, is retained and exposed to view.

Further detail will also be required of the repair work noted to the timber framed structure of the building. It is understood that the extent and nature of these repairs may not become apparent until the cladding and roof tiles are removed; however the applicant should be aware that work would need to cease at this point to allow for the submission and consideration of a detailed condition report and schedule of works, which could be required by condition on any eventual approval.

The new metal gate, which is already in place, is located sitting across the driveway to the southeast of the coach house. It is a solid metal vehicular gate which opens on a sliding mechanism. Planning permission was granted in 2025 for a timber panelled side hung pedestrian gate with an adjacent short section of timber panelled fencing in this location, as well as further gates and gate posts along the main entrance driveway. None of these gates and gate posts have been installed according to the planning permission- the remaining unauthorised works are currently subject of a separate pre-application enquiry.

Whilst in the context of the existing approval there is no objection in principle to a new gate in this location, the design and materials of the gate as installed are not sympathetic to the context. Due to its materials and finish and its opening mechanism the gate has a starkly contemporary, urban appearance which is not appropriate for the rural setting of the listed house and curtilage listed former agricultural buildings. It should be removed, and this application amended to show a gate of a more appropriate design and materials, such as a side hung five bar timber gate, which would allow vehicular access if required, or a pedestrian gate similar to that already approved.

In summary, although the principle of the proposals is not considered contentious, as been established through pre-application advice or in the case of the gate by an existing planning permission, the detail of the scheme as submitted requires some reconsideration and amendment in order to ensure that the special interests of curtilage listed structures and, through impact on setting, of Nether Walstead house are preserved.

I will provide separate comments shortly on both the parallel planning and listed building applications concerning the house itself and the pre-application enquiry relating to the other gates as installed.

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.

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Submit your planning application online.  
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