

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 06 August 2026 16:05:05 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: Little Shovelstrode Hall, Holtye Road, EG DM/26/1446

Hi Catherine

Comments on the above planning application.

Little Shovelstrode Hall is a Grade II listed 17th century former farmhouse located in a rural position outside East Grinstead. Formerly known as Goodwin's Farm, then Orchards Farm, the farmstead associated with the house was located to the west. Latterly, this became separated from the original farmhouse, which was renamed as Orchards Cottage, while the farmstead, with a new farmhouse constructed, became known as Cherry Tree Farm. Of the historic farm buildings originally associated with the listed building, only a possibly 19th century barn now part of Cherry Tree Farm appears to survive. The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the post medieval period.

The current proposal relates to a relatively modern, mid-late 20th century, stable block located to the northeast of the listed building.

Based on the limited information in front of us, Little Shovelstrode Hall is likely to be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of rural Sussex farmhouse, later country residence, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. As such, the surviving rural character of the setting of the house, including any surviving historic elements of the historic farmstead, will be considered to make a strong positive contribution to the special interest of the listed building and the manner in which it is appreciated.

The current proposal is for the conversion of the 20th century stable building to annexe accommodation, including associated external and internal alterations.

The stable building is relatively modern, and would not be regarded as curtilage listed. It is not of any particular architectural or historical value in its own right, but it has an agricultural character which is sympathetic to the broader rural setting of the listed building. It is visible in public views of the listed building and its gardens looking along the access driveway from Holtye Road.

Although I would not have any objection in principle to the conversion of the building to a residential annexe, I do have some concerns regarding the proposed external works, some of which in my opinion have a domesticating impact on its character, which will detract from its contribution to the setting of Little Shovelstrode Hall. In particular:

- The works to the northeast facing elevation of the building introduce fenestration which is domestic in nature. I would suggest that these works are amended to retain and glaze within the stable door openings, rather than replacing the doors with windows. The stable doors themselves could be retained and fixed open. The two new rooflights appear over-sized, and should be reduced in scale.
- The new window opening to the northwest elevation is overscaled and also domestic in character- I would suggest this reduced to a set of French windows with external shutters, to retain something of the agricultural character of the building.
- Can the applicant also please provide details of any works to the garden area around the building, or between the building and the existing house, e.g. new patio or decked areas, new pathways, or lighting.
- The applicant also needs to provide details of the external materials to be used in terms of window and door frames, which we would expect to be timber or possibly metal, although this could possibly be controlled by condition.

As it stands, I consider that the proposal, due to the domesticating impact of the works on the stables building and the adverse impact on the rural character of the setting of the listed building, results in harm to the special interest of Little Shovelstrode Hall. This is contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, it results in less than substantial harm at the lower end of that scale, such that the balancing exercise set out in paragraph 215 of the NPPF will apply.

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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