

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 April 2025 14:57:37 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: Shepherds Farm, Turners Hill Road, CD DM/25/0455 and 0454

Hi Stefan

Comments on the above planning and listed building consent applications.

The application site, Shepherds Farm, is a Grade II listed former farmhouse located in a semi-rural position outside Crawley Down. The building has a somewhat complex history, which belies the date given in the list description- internal inspection reveals a timber framed core orientated east-west and possibly dating (according to the submitted heritage statement) to the 15th or 16th centuries. Historical map regression and the external appearance of the house suggest that this east-west range was extended to the south in the early 19th century, and refronted, creating the superficially early 19th century building fronting onto Turners Hill Road which characterises the house today. Various other alterations have been made to the building over time, including a mid 20th century rear wing extending to the north east which is the subject of the current proposals. The former farmstead to the farm, now a residential conversion in separate ownership, survives just to the east of the house.

The current proposal is for the demolition and rebuild on an enlarged footprint of the existing single storey north east addition to create a larger space for a kitchen- the existing kitchen elsewhere in the house would then be repurposed as a study.

The existing addition, as above, appears to date from the mid 20th century and is not of any particular historical or architectural interest. Its demolition is therefore not considered contentious in principle. The existing addition has an L shaped plan, tucked into the north east corner of the building- the proposal would be to remove the western elevation and the north facing wall linking this to the earlier house, and to bring the building line of the addition further to the west, abutting but not overlapping the earlier fabric. The roof form of the extension would also be altered from a pitched to a hipped roof with a slightly higher ridge line. Alterations to the remaining elevations of the addition are also proposed including re-siting the rear entrance to the house.

The proposals will result in an increase in bulk and height to the extension. In other circumstances, where a building has already received several additions over time, the cumulative impact of such additions may be considered such that any further extension will result in an unacceptable relationship of scale between the historic core of the building and the additions to. In this instance, however, the special interest of the building lies partly in the later layers of its development, such that the significance of the building will be considered to lie not only in the original timber framed house at its heart, but also the later 19th century additions and remodelling. Viewed in this light, the proposed enlarged extension is considered on balance to remain subservient to the core of the host building. The principle of the proposal is therefore considered acceptable.

The detailed design of the addition, which reflects the rural vernacular, relates sympathetically to the context- arguably more so than the extension in its existing form. Subject to detail, this aspect of the proposal is not considered contentious.

The proposal is therefore considered on balance to preserve the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- New brickwork to match existing adjacent exposed brickwork in colour, texture and bonding pattern, and colour, texture and style of pointing
- Rooflights to be flush fitting, metal framed conservation style rooflights
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - - typical examples of new windows and doors (internal and external). Your drawings should as appropriate include glazing bar detail
 - - typical eaves detail
- New rainwater goods and other external pipework to be of painted metal

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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