

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 14 April 2026 16:30:07 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: DM/26/0505 and 0506 Whitehouse Farm Cottage

Hi Stefan

Comments on the above planning and listed building consent applications.

Whitehouse Farm Cottage is a Grade II listed 18th century cottage located in a rural position outside Staplefield. A short distance to the north east is a second listed building, Whitehouse Cottage, which dates from the 17th century or earlier. These cottages form a loose grouping with Whitehouse Farm, a 16th century former farmhouse a short distance to the south, which is also Grade II listed. A number of surviving former farm buildings are grouped around a yard to the north of the farmhouse, including a substantial barn. These buildings would be regarded as curtilage listed. Whitehouse Farm is included in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the Medieval period. It is likely that Whitehouse Farm Cottage and Whitehouse Cottage were originally ancillary to Whitehouse Farm, providing accommodation for farm workers.

Whitehouse Farm Cottage appears to have been constructed during the 18th century as a single dwelling, but was later subdivided into three, then two dwellings. The Cottage has two ranges- an earlier front brick built range with a tiled roof, and a later (possibly mid 19th century) rear range of stone ashlar with a low pitched slate roof which continues as an extension to the tiled roof to the front range, almost as a catslide. There are two small lean-to extensions bookending the Cottage to the north and south, probably associated with the period during which the building was subdivided. The rear range has also been extended to the north.

Based on the information in front of us, Whitehouse Farm Cottage is likely to be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a rural Sussex cottage, associated with a farmstead, and altered over time in response to changing socio-economic circumstances and farming practices, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. It also has strong group value with Whitehouse Cottage and Whitehouse Farm- the continuing visual link between the three buildings reinforces the buildings' historical illustrative value as former constituent members of the same farmstead.

The current proposal is for the replacement of existing steel windows to the ground and first floor of the cottage with timber framed windows incorporating slim-line double glazing, together with replacement of an existing rooflight with a conservation style rooflight.

Planning permission and listed building consent have been previously granted for the replacement of the existing steel windows with single glazed timber framed casements (DM/25/0795 and 0796). These approvals also included, alongside other works, altering the size of two windows to the ground floor front elevation by raising the cill height. This work is reflected in the dimensions of the replacement windows now proposed.

The principle of the replacement of the existing modern steel windows with timber framed casements is not considered contentious in the context of the existing approvals. The proposed inclusion of slim-line double glazed units may have some adverse impact on the traditional appearance of the windows, in particular in terms of the reflectivity of the glazing. I would however place any harm arising from this at the lower end of the less than substantial scale- in the context of the NPPF paragraph 215, this harm would stand to be weighed against the public benefits of the proposal. In making this judgement the Council must also be aware of the great weight that must be given to the conservation of heritage assets under paragraph 213 of the NPPF, and the significant weight that must be given to the need to support energy efficiency improvements to existing buildings under paragraph 167.

The replacement of the existing rooflight to the single storey side lean-to with a new conservation style rooflight is not considered contentious.

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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