

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 June 2025 15:00:57 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: Whitehouse Farm Cottage, Staplefield Lane, Staplefield DM/25/0795 and 0796

Hi Stefan

Comments on the above planning and listed building consent applications.

The application site, 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 -the alterations over time to Whitehouse Farm Cottage, noted below, are likely to be associated with changes to the operation of the farm and to the expected living standards of its occupant 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, which follows on from pre-application advice, is for internal and external alterations, including alterations to the plan form to remove some sections of wall, replacement of the stair case, changes to floor levels within the rear outshot, and creation of an ensuite WC. Externally it is proposed to introduce two dormer windows to the rear roofslope, replace the existing steel windows with timber casements, carry out roofing works, and to extend the park area to the side of the house.

- Internal works.

Internally, it is proposed to replace the existing modern staircase which sits within the 19th century rear outshot with a new stair of a different configuration. In association with this, a new studwork partition is proposed to the southern side of the stair trap. It is also proposed to remove an existing modern blockwork wall at ground floor and stud partitions to the half level bathroom and WC above, and to raise the first floor level within this southern part of the outshot to create a useable space at ground floor and a dressing room at first floor with level access from the front bedroom. This work largely affects modern fabric and plan form and is not considered contentious. The proposed new door between the dressing room created and the adjacent existing bedroom within the 18th century core of the building will result in some loss of historic fabric, but this is relatively minor and is considered acceptable. There is a slightly greater loss of fabric associated with the proposed new double doors between the heightened ground floor room and the sitting room to the core of the building, but again this is considered on balance to be acceptable. Further more minor internal works of insulation and to create a WC within a loft store are not considered contentious.

- New dormer windows.

A pair of new dormer windows are proposed to the rear roofslope above the staircase and new ensuite WC. In other circumstances, the introduction of dormers to a catslide roof might be regarded as contentious, but in this instance the crank in the roof slope between the original 18th century building and the 19th century rear outshot already breaks up the sweep of the roof, as does the change in roofing materials. In this particular circumstance, and given the modest scale and appropriate design of the windows, the proposed dormers are not considered to harm the appearance or special interest of the building. The modest scale of the windows also a means relatively minor impact on historic fabric. On balance, this aspect of the proposal is considered acceptable.

- Replacement windows and alterations to window openings.

The proposal includes replacement of the existing windows throughout with single glazed timber casement windows. The existing windows are 20th century steel casements, which are not of any particular age or interest, and their replacement with the timber casements as shown is not considered contentious. Some alterations to the proportions of openings are proposed including notably at ground floor front. However, it would appear likely that these openings were enlarged when the steel windows were inserted; as such, the reduction in their height is not considered contentious.

- Roofing works

The proposal to reroof the rear tile and slate roofslopes of the building is not considered contentious, subject to detail.

- Enlargement of the driveway.

The proposed enlargement of the driveway to the north of the house involves a minor loss of garden area, and some regrading to level the area concerned, with the introduction of a brick retaining wall. This work has only a minor impact on the character of the setting of the listed cottage,

and will not detract from the visual relationship between Whitehouse Farm Cottage and Whitehouse Cottage, which has been a concern in respect of previous schemes. This aspect of the proposal is not considered contentious.

In summary, the proposal is considered 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:

- Facing and roofing materials, including the slates and tiles to the rear roof and the new dormers, and the brick to the retaining wall
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:
 - - typical examples of new internal doors
 - New rainwater goods to be of cast iron

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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