

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 21 August 2025 12:33:41 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: Tanyard Manor DM/25/1753 and 1754

Hi Catherine

Comments on the above planning and listed building consent applications.

Tanyard Manor is a Grade II listed originally 15th century building, with later extensions dating from the 17th and 20th centuries, located in a rural position outside Sharpthorne. The building is the former farmhouse to Tanyard Farm, a historic farmstead, of which some historic farm buildings survive to the north-west of the house. These buildings may be regarded as curtilage listed, or if not are likely to be considered non-designated heritage assets (NDHAs).

Tanyard Manor is likely to be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a Sussex farmhouse of its period, altered and extended in response to changing socio-economic circumstances and the changing needs and aspirations of successive owners, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. It also possesses group value with the former farm buildings.

The farm building themselves will possess similar values as former agricultural buildings of their type and period.

As such, the surviving verdant and rural setting of the historic farmstead will be considered to make a strong positive contribution to the special interests of the buildings within it and the manner within which these are appreciated, in particular those parts of those interests which are drawn from historical illustrative and aesthetic values.

The current proposal is for works within the extensive grounds around Tanyard Manor comprising removal of an existing above ground oil tank and installation of a replacement below ground LPG tank, replacement of the existing cess pit with a below ground water treatment plant, and replacement of the existing retaining wall and steps between the west side of the house and the adjacent raised lawn area.

The removal of the existing oil tank is not considered contentious and will result in a minor enhancement of the setting of the farmstead. The proposed new LPG tank is to be sited beneath a lawned area to the west of the house and driveway. The only visible element of the structure will be the inspection hatch. The water treatment plant is located within the same area of lawn, and the only visible features will be the inspection hatch and a small control box. These works are considered to have a minimal and acceptable impact on the character of the setting of the farmstead.

The existing raked stone retaining wall to the west of the house and adjacent steps to the raised lawn area are not considered to be of any particular historical or architectural merit and their removal is not considered contentious in principle. The proposed replacement vertical stone wall and wider brick and stone steps are considered sympathetic to the context, and are not considered contentious, subject to detail.

In summary, the proposal is considered to preserve the character of the setting of the listed house and former farmstead, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of the materials to the new retaining wall and steps
- On completion of works all ground surfaces (hard and soft landscaping) to be made good to match existing

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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