

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 17 February 2025 11:18:58 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/24/2912 Equestrian Yard, London Rd., Balcombe

Hi Anna

Comments on the above planning application.

The proposed development site is a small stable yard to the western side of London Road, in a rural location to the north of Balcombe. The buildings on the site are mixed in age, the earliest probably dating from the 19th century, but have been altered and repaired over the years. They would appear to constitute a small out farm, possibly associated with either Yew Tree Farm, which is located to the north west on the opposite side of London Road, or Kings Farm, which is further to the north but on the same side of the road. The latter seems perhaps more likely given the common ownership of the two, and common tenancy during the 19th century, however the submitted Heritage Statement is inconclusive in this respect. Although the buildings are not of any particular architectural merit, given the age of the older elements and the contribution which surviving out farms make to an understanding of previous agricultural practice, I would consider that the yard possesses some historical interest in the local context, and should be regarded as a non designated heritage asset on this basis. The yard also has some group value with Grade II listed Kings Farmhouse, which is clearly visible from the immediate setting to the west of the buildings, albeit that direct intervisibility may be limited by an intervening modern agricultural building. The yard will be considered to make a modest positive contribution to the setting of Kings Farm, which is strengthened by an apparent history of common ownership or tenancy.

The current proposal is for alterations to the buildings including a small extension to link the northern and western ranges, in connection with their conversion to form a 3 bedroom house.

A structural report has been submitted to confirm that the buildings are capable of conversion. The proposed alterations to the buildings are fairly extensive, but generally sympathetic to the agricultural character of the yard, subject to detail which could be reserved by condition. A detailed hard and soft landscaping scheme showing any works proposed to the area around the buildings should also be required, to ensure that overly domesticating features are not introduced. On this basis, the proposal is considered to preserve the significance of the NDHA, and its positive contribution to the setting of Kings Farmhouse.

This meets 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
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:
 - - typical examples of windows and external doors
 - - typical eaves detail
- Rainwater goods and stove flue to be of painted metal

- Detailed hard and soft landscaping scheme including elevational drawings of new or altered boundary treatments and gates

If possible I would also recommend withdrawing permitted development rights in order to prevent further incremental domesticating alterations to the buildings and the garden setting.

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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