

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 03 September 2026 09:41:16 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/26/1480 and 1481 Nether Walstead

Hi Andrew

Comments on the above planning and listed building consent applications.

Nether Walstead is a substantial Grade II listed house, a former farmhouse, located in a rural position outside Lindfield. The house dates originally, according to the list description, from the 17th century or earlier, but was substantially extended in several phases during the 18th, 19th and early 20th centuries, with further additions during the later 20th century including a rear dining room extension.

Nether Walstead is considered to possess architectural interest based on its construction and craftsmanship over several different phases of development, historical illustrative interest as a good example of a Sussex farmhouse, later country residence, altered and extended in response to changing socio-economic circumstances and the needs and aspirations of successive occupiers, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn.

To the northeast of the house is the former farmyard of the Nether Walstead farmstead, which includes a number of surviving 19th century or earlier former farm buildings. Nether Walstead is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the post medieval period. These farm buildings would be regarded as curtilage listed, and are likely to be considered to possess architectural interest based on their construction and craftsmanship, historical illustrative interest as examples of former farm buildings of their type and period, and aesthetic interest based partly on the use of vernacular materials. They also have group value with the former farmhouse, and contribute positively to its setting and special interest.

There are also a small number of outbuildings within the gardens to the house, including to the east of the house a structure which from historical map regression appears to date from the late 19th or early 20th century. Originally a glass house appears to have been built against its southern wall, presumably in a lean-to arrangement. Although the original glasshouse has been replaced with a more modern greenhouse, the outbuilding would appear to be broadly contemporaneous with the period of enlargement of the house which converted it from a farmhouse to a comfortable country residence, and as such is of some interest in terms of the narrative of the site.

The current proposal is for works within the grounds of the house comprising construction of a pool house, to sit alongside an existing swimming pool to the

southeast of the house, and the demolition of the greenhouse mentioned above with reinstatement of a glass house attached to the outbuilding.

To consider these works in turn:

- The proposed pool house is relatively modest in size within the context of the extensive grounds to Nether Walstead, and is set at a short distance from the house and partially screened by existing trees and planting. As a result it will not be inappropriately prominent within the setting of the listed building, and is not considered contentious in principle.

In terms of form and detailed design, it has a broadly rural/agricultural aesthetic which is appropriate for the setting. The inclusion of tapered columns is perhaps an unusual detail which has been commented on in the context of other applications on this site, but which in the context of the pool house viewed in isolation is not considered contentious.

Subject to detail, this aspect of the proposal is therefore considered acceptable.

- The existing greenhouse adjacent to the late 19th/early 20th century outbuilding is not of any particular interest and its replacement is not considered contentious in principle. Subject to detail, the construction of a replacement glass house against the southern wall of the retained outbuilding is likewise not considered contentious, and has the potential to reinstate (although it is presumed not with any great accuracy) a former feature of the estate.

This aspect of the proposal is therefore also considered acceptable.

The proposal is therefore considered to preserve the setting of Nether Walstead house and the special interest of the curtilage listed outbuilding, meeting the requirements of NPPF policies HE4, HE5 and HE6.

I would recommend the following conditions:

- Details of roofing and facing materials.
- Detailed plans, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - - Typical example of glazing to roof and walls of glass house
 - - Door to glass house
 - - Louvred openings and rear door to pool house
- Rainwater goods to be of painted metal
- Details of any new or altered hard or soft landscaping, to include details of hard landscaping materials.

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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