

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 30 April 2026 16:04:03 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/26/0790 and 0851 Tyes Place, Brantridge Lane, Staplefield

Hi Anna

Comments on the above planning and listed building consent applications.

Tyes Place is a Grade II listed building located in a rural position outside Staplefield. The house, which dates from the 17th century or earlier, is the former farmhouse of Tyes Farm. The former farm buildings, including a substantial barn and a granary, survive and are located around a yard to the west of the house. These would be regarded as curtilage listed. The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the Medieval period.

The listed house is set in extensive gardens, which include a small garden room to the north of the house. The current proposal is for the demolition and replacement of this building. Anecdotally, the existing structure may be of some age, but it does not appear on historic mapping and has been much altered, so its date of construction is difficult to confirm. It is in poor condition and has unattractive replacement windows to the elevation facing onto the house. It makes at best a neutral contribution to the setting of Tyes Place, and I do not consider its replacement to be contentious in principle. The proposed replacement building is similar in scale to the existing. It is a modest structure with timber clad walls and timber framed windows to the sides and front, under a curving sheet leadwork roof with ball finials. The design and materials are considered appropriate to the context of the semi-formal gardens around the house, and the proposal is considered to preserve the setting of Tyes Place, its special interest and the manner in which it is appreciated.

The proposal is therefore considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

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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