

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 01 May 2026 14:12:06 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: DM/26/0837 and 0838 Porters, High Street, Lindfield

Hi Tracie

Comments on the above planning and listed building consent applications.

Porters is a Grade II listed building located within the Lindfield Conservation Area. It is a detached house dating from the early 19th century, with later extensions including a recently constructed rear glazed addition. To the south east of the building and set back from it is a detached garage which would appear from historic map regression to date from the early 20th century, replacing or possibly incorporating earlier structures. Given this date of construction, its location, ownership and use, it would be regarded as curtilage listed.

The current proposal relates to the garage building, and is for internal and external alterations associated with its conversion for use as ancillary residential accommodation. The works proposed comprise:

- Replacement of the existing garage doors, roller shutter and overlying trellis with part-glazed sliding folding timber doors;
- Introduction of a new window to the side (north) elevation to match the existing adjacent window;
- Lowering of the raised patio area adjacent to the northern elevation to address potential damp problems;
- Rebuilding of an internal wall between the main garage space and side lean-to structure;
- Introduction of new partitioning and a partial dropped ceiling within the main space; and
- Introduction of internal insulation to the walls and roof of the building.

Also, although not included on the submitted plans, the agent indicated on site that the applicant may wish to change the surfacing to the area immediately to the front of the garage building from the existing concrete to paving slabs to match the remainder of the driveway.

The existing building, although not apparently of any very great age, has some character and makes a modest positive contribution to the setting of the listed building and to the Conservation Area.

In terms of the proposed external works, the façade of the building has been altered, and neither the existing up and over garage door or the roller shutter are attractive. Their replacement with the proposed sliding folding doors is not considered contentious, subject to detail, and should enhance the appearance of this part of the building. The proposed new window to the side elevation will result in some loss of fabric, but this is

relatively minor. The proportions and detailed design of the window are shown to match the existing window to the eastern end of this elevation, and on balance this aspect of the proposal is not considered contentious. The works to the patio, which has been relatively recently installed, are likewise not considered contentious, subject to detail. The proposal to replace the concrete forecourt to the building with paving to match the rest of the driveway is also not considered problematic in principle, although the applicant would need to provide details of this to include it with the current application.

The interior of the building is not of any particular interest although the roof truss is a relatively striking feature. The replacement of the wall between the main garage and side lean-to, which does not appear to be of any great age, is not considered contentious. The new partitioning and dropped ceiling within the main space are also considered acceptable- the dropped ceiling will allow the original volume of the space and the roof construction to continue to be appreciated. The insulation is not considered contentious in this context.

In summary the proposal is considered to preserve the setting and special interest of Porters and the character and appearance of the Lindfield Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF. I would note however that if the applicant wishes to include the forecourt works with the current application appropriate details should be provided.

I would suggest the following conditions:

- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following. Your drawings should include glazing bar details:
 - - the new sliding folding doors.
 - - the new window to the side elevation, to include details of window reveal, cill and head.

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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