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Sent: 06 March 2026 15:38:33 UTC+00:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/25/2966 Pickeridge Cottage

Hi Catherine

I have now had the opportunity to review the presentation document provided by Mr Paine in relation to the above site, following on from our online meeting. My apologies for the delay in getting this response to you, which has been caused by pressure of other work.

I will not, unless I feel that further emphasis is necessary, comment on aspects of the document which were part of the original submission and which I have addressed in my previous comments on the proposal, but will respond to any new or revised information.

With respect to the visual analysis of the impact of the development, I think it is worth reiterating that the applicant's interpretation is in my opinion too narrow. In particular, too much emphasis is placed on intervisibility, whereas setting is in fact defined as the context within which a heritage asset is appreciated. The effect of the proposal on views (including kinetic views) and vistas of the farmhouse and farmstead from both public and private viewpoints may be equally or more important in this case.

I also remain concerned that the impact on views from Cob Lane is not considered, including in the submitted LVIA.

The alternative elevations provided do not indicate any reduction in footprint or scale of the proposed replacement dwelling (beyond the removal of the roof terrace and associated railings etc.). Although I note the arguments made in the document in this respect, I remain of the opinion that this aspect of the development is harmful to the setting of the historic farmstead.

I note that the suggested alternative elevations show window and door sizes in some cases reduced, shutters added to attempt to reduce light spill, the roof garden and associated balustrade and privacy screen removed, and the proposed flue removed from the east side of the building. Whilst these are positive steps, they would not in my opinion mitigate the concerns arising from the scale and form of the development, or entirely resolve issues with the detailed design- the openings remain relatively large, and specific issues such as the inclusion of oriel windows have not as yet been addressed. Shutters (if these are not fixed over the openings in question, but are sliding or folding) will only be effective if they are used, which the Council would have no control over.

With respect to the proposed materials, I remain of the opinion that the mass of black timber cladding will exacerbate the adverse impact of the proposal. If natural timber cladding is considered by the applicant to be unsuitable, another alternative should be sought.

I note the suggested precedents, but of course each case must be considered on its own merits and in this instance in my opinion a revised approach to the replacement dwelling is required.

For these reasons, my previous objections to the proposal remain largely pertinent. I have set out in my earlier comments the detailed reasons for these, and the level of harm which I consider is caused to the affected heritage assets would be only slightly reduced if these revised elevations were formally submitted.

My advice would therefore be to withdraw the current application and seek detailed pre-application advice on an alternative proposal, prior to resubmission. I note the applicant's willingness to engage in discussions and make further changes to the proposal, which is welcomed, however at present I would consider the fundamental issues with the scale and form of the development to be such that withdrawal and resubmission of an alternative scheme would be the best way forward.

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.

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