From: Tracy Perry-Stere <Tracy@jamesclague.co.uk>
Sent: 19 June 2025 16:10:43 UTC+01:00
To: "Emily Wade" <Emily.Wade@midsussex.gov.uk>
Subject: Re: Tanyard Manor DM/25/0915
Attachments: 27900_site investigation photographs June 2025 v2.pdf, E-C-03R Newton Specification Sheet_CDM_4.1.pdf, 27900_PL_06A_Prop Site & Roof Plan.pdf, 27900_PL_12_B Proposed First Floor Plan.pdf, 27900__PL_11_D Proposed Ground Floor Plan.pdf, paving image.jpeg, 63803 _ SK01-SK05.pdf
Categories: Red Category

Dear Emily,

Thank you for your further consideration of the amendments. I respond as follows:

1. Waterproofing to basement – the detail provided should obviate the requirement for further information. I attach details of the Newtonite system proposed. We would be grateful if you could avoid a condition for this item as our client is keen to implement the waterproofing to avoid delay to installing the new heating system.
2. LPG tank - please see attached amended site plan with a site section dwg no. 27900_PL06 A indicating the topography of the site and the position of the below ground LPG tank, which will only manifest as an inspection chamber in the lawned area above ground. We have also added the resited water treatment plan, which will also be below ground with an inspection chamber in the lawned area adjacent to the entrance driveway.
6. sauna removal – please see site investigation photographic report dated June 2025 version 2 which records the removal of the sauna installation and surrounding framework. The removal revealed the wall frame was intact but the historic ceiling joists and ceiling finish had been lost. However, the existing mortices were evident, which reflect the ceiling joist arrangement to the opposing side of the beam and the intention is to reinstate these joists in the existing mortices using new air dried oak to match the existing dimensions and profiles with plasterboard installed between the joists to match the existing finish. Please see notes updated on drawing no. 27900_PL12C including outline specification notes for new oak joists.
7. Please see photograph of existing boards to attic room in updated photographic report indicating the floorboards are C20th.
8. The applicant have asked if the revised terrace indicated in the attached site plan and ground floor plan would be a suitable compromise?
9. A planning application will follow to collect up items which you consider require this form of approval.

Finally, the applicant would like to swap the previous sample colour of sandstone for paving submitted with a Raj Green blend to achieve more variety. Please see image attached.

I also attach the structural scheme for the kitchen.

I hope we have addressed all your concerns and an approval could be forthcoming with limited conditions.

Kind regards,

Tracy Perry-Stere

Associate

James Clague Architects

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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Date: Friday, 6 June 2025 at 11:01
To: Tracy Perry-Stere <Tracy@jamesclague.co.uk>
Subject: RE: Tanyard Manor DM/25/0915

Dear Tracy

Thank you for your email and apologies for the delay in reply, I was on leave last week.

Thank you also for the further information and revised plans. I've responded to the various issues in red below.

As I am sure you are aware, we have now passed the target date for the application, so that I will need your agreement please to and extension of time to allow the outstanding points to be addressed. I would suggest that an extension until the end of the month (30th June) should hopefully be sufficient, but please let me know if you think more time will be required. I would be grateful to receive your agreement to this by return email.

Kind regards,

Emily Wade

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

Emily Wade Ma MSc
Conservation Officer
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From: Tracy Perry-Stere <Tracy@jamesclague.co.uk>
Sent: 29 May 2025 16:22
To: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: Re: Tanyard Manor DM/25/0915

Dear Emily,

I write in response to your comments below:

1. Basement – the existing basement walls appear to comprise a mix of stone and brick and it is not clear if the basement is contemporary to the earlier forms of construction or in fact is underbuilt perhaps as part of the early 20th improvements and landscaping. The walls have been rendered in a cementitious render, possibly with a waterproof additive, which has evidently failed under hydrostatic pressure. The floor is a concrete slab. The proposal is to add a cavity drain membrane system to the walls and floor secured with proprietary fixings to allow any penetrating moisture to drain to a floor drain. The system will allow moisture to be removed from the fabric to avoid it causing further damage or alternatively manifesting elsewhere as often brought about by barrier systems. The system is also easily reversible with wall fixings made good as necessary. The concrete slab is modern and 2 options exist, either to overlay the existing slab or replace it to allow for a trench to locate the floor drain. The proposed basement drawing has been updated to include an indicative construction detail.
   This seems acceptable in principle subject to further detail which could be required by condition.
2. LPG tank and cover – this will be entirely underground with just the cover evident. All pipe runs will be trenched below ground with a safety valve above ground only. Please see data sheet attached.
   Thank you for the data sheet, which is helpful. However the drawings contained within it are generic and do not relate to the specific topography of the site, and I would therefore still request please the plans previously mentioned. Please see below w.r.t. the question of planning permission for this work.
3. Wine store – to be omitted.
   Noted, this addresses this potential concern.
4. Replacement plank doors to C20th range – to be omitted.
   As above.
5. Vent tiles – added to drawings with data sheet for typical tile attached.
   The further detail provided is acceptable.

6. Removal of sauna – could you confirm your approval to remove the sauna to investigate the background fabric?
   Yes, if it can be carefully removed without any collateral damage to surrounding fabric? It will be useful to be able to include full details of the proposal for the treatment of the underlying fabric with the application. I would suggest taking record photographs of the work and including photographs of the area revealed with these details.
7. New partitioning to form shower-room to 2nd floor – we have revised the layout to locate the shower and the basin against the new partitions to avoid impacting the historic wall fabric. The WC pan and concealed cistern will be supported off an independent frame and boxing to conceal a stub stack to collect the wastes. The floor will be slightly raised over the existing finish to allow for the 32mm shower waste pipe to collect to the stub stack, which in turn will run through the existing opening in the wall to connect via the roof void to the existing oak-lined service duct in the bathroom below. The existing bathroom to the first floor is to be upgraded and the existing soil stack has an external branch to the main external soil vent pipe, which, subject to further investigation, will be removed with a new internal stub stack to collect the wastes with a single external connection to the external stack. The applicants cautiously removed boxing to the 2nd floor in the location of the proposed drainage to reveal existing pipework connections and openings in the wall fabric to the roof void as illustrated in the accompanying photographic report. This arrangement should not result in the removal or damage of historic fabric and will enhance the external appearance by removing a soil branch.
   The revised layout is welcomed. Can you please provide further details of the nature of the existing flooring to the area concerned? If carpeted, what is beneath this? I would be concerned about a floating floor being installed over original floor boards. Please provide photographs to illustrate the existing situation.
8. Terrace to side of house – the applicants would like to create an outside seating area directly connected to the kitchen dining space and this proposal will form part of a wider (future) scheme to enhance the landscaping to include replacing the tarmac entrance driveway with a more sympathetic material. The applicant propose to replant the existing planting beds to the perimeter of the existing lawned area to create screening for privacy to the paved area, which would serve to maintain the softened appearance of the landscaping. We have updated the ground floor drawing to reflect this intention.
   I am afraid that notwithstanding the inclusion of planters around the perimeter the new terrace remains in my opinion contentious for the reasons previously set out. This should be omitted from the scheme as previously suggested. If there is a future wider scheme which might include potentially beneficial works which could be balanced against the harm caused by the current proposal, whilst this cannot be taken into consideration as part of the current application, your client could consider revisiting this work as part of that wider scheme. I would suggest that a pre-application discussion at the appropriate time may be helpful.
9. Planning permission – I confirm that the raking retaining wall is currently in place and is simply being rebuilt vertically to be more aesthetically pleasing. We would like to suggest this does not constitute new development and as such we would hope this can remain under the LBC application and not necessitate a separate application for PP. The LPG tank will also be necessary upgrading of services and is situated below ground (replacing the above ground oil tank) and as such we would also like to suggest this does not constitute development requiring an application for PP.
   I am afraid I disagree on both points:
   - W.r.t. the wall under Schedule 2 Part 2 Class A (d) of the General Permitted Development Order (The erection, construction, maintenance, improvement or

alteration of a gate, fence, wall or other means of enclosure) permitted development does not apply where the wall in question is within the curtilage of a listed building.

- Further, w.r.t. the LPG tank, under Schedule 2 Part 1 Class E.1 (g) of the GPDO (The provision within the curtilage of a dwelling house of a container used for domestic heating purposes for the storage of oil or liquid petroleum gas) permitted development does not apply where the container would be installed within the curtilage of a listed building.

An application for planning permission for both of these works will therefore be required.

I hope this information is sufficient and I confirm the following amended and additional documents are to be attached to the application:

Amended documents:
27900_PL10A proposed basement floor plan and detail
27900_PL11C proposed ground floor plan
27900_PL12A proposed first floor plan
27900_PL13B proposed 2nd floor plan
27900_PL18B proposed west elevation

Additional documents:
27900_PL14 proposed roof plan
27900_PL16A proposed east elevation

LPG tank section and specification by Flogas
Vent tile detail by Tudor Tiles (indicative)
Photographic report on opening-up to 2nd floor in location of proposed shower-room.

I hope this information is sufficient to satisfy your concerns.

Kind regards,

Tracy Perry-Stere
Senior Architect

James Clague Architects

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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Date: Thursday, 22 May 2025 at 11:28
To: Info @ James Clague <info@jamesclague.co.uk>
Cc: Tracy Perry-Stere <Tracy@jamesclague.co.uk>
Subject: Tanyard Manor DM/25/0915

Dear James and Tracy

I am writing in connection with the above application for listed building consent. As you know I visited the site recently and met with your clients, who helpfully showed me round and talked me through the proposals. My apologies for the delay in getting these comments to you, which has been caused by pressure of other work.

Whilst the majority of the current proposal is in my opinion not contentious, there are some areas where I consider that more information and/or amendments are required. I will go through these in the order that the works are set out in the heritage statement accompanying the application:

- The proposal includes works within the cellar to the property, including the application of waterproof render to the walls. Tanking of historic cellars can result in damage to underlying historic fabric- can you please provide a further justification for this work, and an indication of the existing fabric and finish to the cellar walls?
- With respect to the proposed new LPG tank and cover, can you please provide further details including sectional drawings, to indicate the visual impact of this work on the setting of the listed building?
- The work affecting the 20th century range at ground floor is not in my opinion problematic, subject to detail.
- With respect to the wine store within the dining room inglenook, we would not accept any form of fitted furniture within this feature, as this would detract from its proportions and appearance. However, a fully free standing wine store would not require listed building consent. Can you therefore provide more details in this respect?
- At first floor within the 20th century range I have some concerns regarding the replacement of the existing doors with plank doors. Whilst the existing doors are relatively modern, they are an honest expression of the date of this part of the building, and contribute to its narrative in that they aid a clear appreciation of the way in which it has been developed and extended over time. Planked doors referencing an earlier period would in my opinion confuse this narrative, arguably damaging the special interest of the building. I would suggest that this aspect of the proposal is therefore omitted.
- Whilst I don't think there will be an objection to the eaves or tile vent associated with the proposed new laundry room, this should be shown on the proposed drawings.
- The removal of the sauna at first floor within the 17th century range would be welcomed, however more detail of the proposed treatment of underlying fabric to floor and walls and of the ceiling reinstatement will be required. I appreciate that the nature of underlying fabric may be presently unclear, so would be happy to discuss partial opening up or exploratory work as necessary.

- Whilst the changes to the modern partitioning at second floor within the 17th century range are not considered contentious in themselves, we would need to see further information at this stage regarding the bathroom layout (including elevations), and details of, or a methodology for, the associated pipe runs. This would be to assure ourselves that the bathroom fittings such as the proposed shower enclosure will not obscure, or result in harm to, surviving features of interest at this level such as the exposed timber framing, and that the pipework can be accommodated without damage to historic fabric including floor joists, historic infill panels to walls, etc. In light of these concerns, the position of the shower enclosure may need to be reconsidered.
- Again the new eaves or tile vent should be shown on the elevations.
- There would be no objection to the use of appropriate sandstone paving to the existing paths and terrace adjacent to the house, nor do I consider the provision of a retaining wall and steps between the path adjacent to the house's western side and adjacent raised lawn contentious, subject to detail. However I am concerned regarding the proposal to give this lawned area entirely over to hard surfacing. There is already a good deal of this in the immediate vicinity of the house, and the existing lawn in this location provides a welcoming softening element to the immediate setting within which the house is appreciated- this complements its special interest as a rural building and former farmhouse, later country house. I would therefore recommend that this element of the proposal is rethought to retain the grassed surface to this area.

As you will be aware, the current target date for this application is 28th May. Given the time that will be needed for you to consider the above comments, consult with your clients, and provide revised plans and/or further information as necessary, and for me then to review any resulting submissions, I would suggest that an extension of time will be required. Depending on how long you think you will need to get back to me, I would suggest an extension until Friday 13th June may be sufficient, but please let me know if you think more time will be preferable.

You should also note that as I mentioned to your clients on site due to the nature of the landscaping work, including new retaining walls, the inclusion of the LPG tank in the scheme, and the location of these works within the curtilage of a listed building, planning permission will be required as well as listed building consent. You can find an application form and details of the relevant fee on our website, here:
Apply for Planning Permission - Mid Sussex District Council

I would be grateful for your early response regarding the extension of time,

Kind regards,

Emily Wade

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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