

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 08 October 2026 14:28:54 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: RE: DM/26/1829 and 1830 Mantlemas, Lion Lane, Turners Hill

Hi Peter

Further comments on the above application in response to the agent's email.

The proposed car port would create an additional car parking space associated with Mantlemas, but it would not remove the ability for further cars to also be parked on the driveway in front of the house. In my opinion, the car port therefore introduces an inappropriate form of development, whilst offering only limited potential benefit in heritage terms, which would not outweigh the harm arising.

Were doors to be introduced to the structure, the vehicle parked inside could be concealed from view, and the building would have the appearance of a traditional outbuilding similar to that currently present on the site. In my opinion, this amendment is necessary to ensure that there is no harm through setting to the special interest of Mantlemas, the Red Lion or The Hollies, or to the character and appearance of the Conservation Area.

I am aware that other buildings within the Conservation Area have driveways, and of the presence of the car park to the rear of the Red Lion. However, a car port is a particularly suburban form of development which is not appropriate to the context, even when the design and materials attempt a rural aesthetic. In this particular case, the building is particularly prominent being set forward of the house, and in an elevated position above the adjacent road.

It seems to me that the addition of doors to the building, which would address these concerns, could be relatively simply accomplished, and I would strongly advise the applicant to reconsider on this point.

It is somewhat unfortunate that pre-application advice was not sought, as this amendment could have been discussed prior to submission of a formal application.

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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From: Emily Wade
Sent: 05 October 2026 11:29
To: Peter Davies <Peter.Davies@midsussex.gov.uk>
Subject: DM/26/1829 and 1830 Mantlemas, Lion Lane, Turners Hill

Hi Peter

Comments on the above planning and listed building consent applications. My apologies for the delay in getting these to you.

Mantlemas is a Grade II listed building located within the Turners Hill Conservation Area. It is, from the list description, a house dating from c.1770, with a mid-19th century shopfront. It is located in a relatively prominent position, on elevated ground to the western side of Lion Lane. There are other nearby listed buildings at The Lion Public House, located just to the south of the application site, and The Hollies, diagonally opposite to the western side of the road.

Based on the limited information in front of us, Mantlemas is likely to be considered to possess architectural value based on its design, construction and craftsmanship, historical illustrative value as a good example of a late 18th century village house and shop, and aesthetic value.

The Red Lion, which is directly to the south of the site, also dates from the 18th century. It is likely to possess architectural value based on its design, construction and craftsmanship, historical illustrative value as a good example of a historic Sussex village public house, and aesthetic value. It will also possess communal value as a long-standing focus of the communal life of Turners Hill.

The Hollies, a third 18th century building, will possess similar values to Mantlemas, as a Sussex village house of this period (although with no evidence of a dual function).

All three buildings have group value with each other, which is enhanced by their similar dates of construction.

The historic semi-rural village setting of all three buildings, and the wider agricultural landscape beyond this will be considered to contribute positively to both their historical illustrative and aesthetic values.

The significance of the Turners Hill Conservation Area lies in its nature as the heart of a historic Sussex village which has grown up over many centuries in close connection with the surrounding countryside. The Council's document '*Conservation Areas in Mid Sussex*' provides a brief high level analysis of the key features of the Area, which are noted to include the varied mix of building styles and ages, and the attractive grouping of buildings around the village green and along Lion Lane.

The current proposal relates to a detached outbuilding to the southeast of the house, and is for its demolition and replacement with a car port.

The existing building, which is timber framed with timber clad elevations, appears to date from the first half of the 20th century- a more precise dating has proved problematic. It is therefore treated as being curtilage listed for the purposes of these applications. However, despite being of some age, the structure is not of any particular interest, and makes a neutral contribution to the setting of Mantlemas and the other nearby listed buildings. Its demolition and replacement are therefore not considered contentious in principle.

The proposed replacement structure is on a slightly enlarged footprint and of greater height than the existing. However, it remains appropriately subservient in its scale to Mantlemas (particularly in the context of the adjacent significantly larger outbuilding to the Red Lion). These aspects of the proposal are therefore not considered contentious.

However, in my opinion the open fronted, car port style character of the building which would allow any parked vehicle within to be open to view does raise some concerns, in particular given the relatively prominent position of the structure which sits forward of the listed building, and in an elevated position relative to both the house and Lion Lane. Car ports have a suburban character which is not sympathetic to the traditional village context. For this reason, I consider that the nature of the proposal as submitted will fail to preserve the settings of the adjacent listed buildings and the character and appearance of the Conservation Area.

I would therefore suggest that the proposal is amended to include doors to the front of the building to more closely resemble the existing outbuilding which is to be removed, and to hide any parked vehicles within the building from view. In other respects, the design of the building, which is shown as a timber framed structure sitting over a brick

plinth, with a tiled roof which is hipped to the front and gabled to the rear, is not considered contentious.

In summary, although the principle of the replacement of the existing building is not considered contentious, the proposed character of the new structure, as an open fronted car port, requires reconsideration to ensure that the settings of the adjacent listed buildings are preserved, and that the requirements of the relevant paragraphs of the NPPF, and of District Plan Policies DP34 and DP35 are met.

Thanks,

Emily

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