

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 22 September 2025 16:09:52 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/25/2064 The Stable Block, Borde Hill

Hi Andy

Comments on the above application for variation of condition.

The application proposal is for amendments to the scale and design of the plant room associated with the former Stable Block at Borde Hill. While the Stables are not themselves listed, the site is within the wider setting of Borde Hill House (Grade II listed) and within the registered park and garden.

As approved, the plant room which is located to the north of the Stables adjacent to the original North Lodge to the estate, has a pitched corrugated metal roof, and larch clad elevations with metal doors. The revised design, which results from an envisaged change to the function of the plant room, is for a building reduced in size with a flat concrete cap roof, larch clad elevations, and louvred steel doors and vents.

This building is in a relatively sensitive location between the historic buildings of the Stables and the North Lodge, and adjacent to one of the original entrances to the park. Although it is currently quite well screened by vegetation it is possible that this could prove ephemeral. For these reasons I think some care with the appearance of the structure and its impact on the registered park and garden is necessary.

Whilst there would be no objection to the reduction in size of the building, I do have some concerns regarding the flat concrete cap roof, which has an inappropriately industrial appearance. This appears to be required for health and safety reasons as blast protection, however I wonder if this could be achieved by an internalised concrete cap, with a pitched roof as approved sitting over it? This would enhance the appearance of the structure and its impact on its context.

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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<http://www.planningportal.gov.uk>

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