

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 July 2025 14:07:37 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/0308 Plummerden House - proposed estate office etc.

Hi Caroline

Comments on the above planning application.

Plummerden House is an unlisted mid 20th century dwelling located in a rural position to the north of Lindfield. The house, which is set in extensive gardens with paddocks beyond to the south and east, was constructed on part of the former parkland of Paxhill, a substantial Grade II listed country house set a short distance to the south.

Paxhill dates originally from the early 17th century, and was extensively remodelled and extended c.1865. The former stables, also of 1865, are just to the north west of the house, and are also Grade II listed, as are the garden walls and gate piers of the same date which enclose the formal gardens to the west and south of the house, and the early 16th gazebo within the garden to the east. Paxhill will be considered to possess architectural value based on its evolving design, construction and craftsmanship, historical illustrative value as a good example of an early 17th century country house, altered and extended in response to changing socio-economic circumstances and the needs and aspirations of successive owners, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. The house also has group value with the associated stables, walling, and gazebo which form constituent parts of the late 19th century country estate centred on Paxhill House.

A further two buildings form part of this grouping, which although not listed, would be regarded as non-designated heritage assets (NDHAs)- these are the former south and north lodges. The latter of these is located just to the north of Plummerden House, and sits next to the former entrance driveway to Paxhill from Park Lane.

As constituent parts of a former country estate with its origins in the early 20th century, the surviving parkland and wider rural setting of the assets (both designated and non-designated) will be considered to make a strong positive contribution to their significance and how this is appreciated, and in particular to their historical illustrative and aesthetic values. Plummerden House, its gardens, and associated ancillary buildings do intrude to an extent on the former parkland landscape between North Lodge and Paxhill, and therefore detract from the contribution which this makes to the significances of these assets, including their group value and how the former functional relationship between the two can be appreciated.

The current proposal, which is part of a suite of proposed development around Plummerden House, is for the demolition of an existing stables building to the south west of the house, and construction of a replacement building to provide an estate office, cycle store and gym.

The existing building on the site is not of any particular age or interest and makes a neutral contribution to the settings of the adjacent heritage assets, in particular given the degree of

screening and lack of intervisibility between the site and these assets. Its demolition is therefore not considered contentious in principle.

The proposed replacement building is broadly similar in footprint to the existing, but is slightly higher. It is faced with timber cladding as existing, but the roof which is currently of felt is proposed to be slate. The elevational design differs in being more domestic in appearance than the existing stables. However, given the existing building on the site, and the screening which is provided by surrounding trees, the proposal is considered to have a neutral impact on the character of the wider rural setting of Paxhill and the former stables.

The proposal therefore meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Thanks,

Emily

(Also, unconnected to built heritage issues, but it would be good if we could remind the applicant to consider continued provision of an appropriate nesting site for the swallows currently using the stables for this purpose.)

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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