



LONDON OFFICE

Mr Hamish Evans
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

Direct Dial: 0207 973 3627

Our ref: P01597199; L01597200

1st July 2026

Dear Mr Evans

**Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**SUNTE HOUSE, BIRCHEN LANE, HAYWARDS HEATH, WEST SUSSEX RH16
1RZ**

Application No. DM/25/1705; DM/25/1706

Thank you for your letters of 15th June 2026 regarding further amendments to the above applications for listed building consent and planning permission. On the basis of the information provided, we offer the following advice to assist your authority in determining the applications.

Introduction

Historic England provided written advice on the original scheme on 11th September 2025. The proposal involved internal and external alterations to the main house, enclosure of the north-east courtyard, new extensions to the north of the listed building, addition of a pool house within the existing walled kitchen garden, alterations to access and parking arrangements.

In that letter, we were broadly content with the internal alterations to the main house. However, we concluded that some elements would still result in harm to the significance of the listed building. Revised proposals were subsequently submitted, and we provided further advice on these amendments on 12th January 2026.

We acknowledged that, while our principal concerns had been addressed, the harm arising from the introduction of a large, unsympathetic extent of glazing in close proximity to the listed building remained unresolved.

We therefore recommended further design revision to reduce harm.



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In addition, we stated that the provided clarification on the age and significance of the existing windows in the main house should inform an ad hoc thermal upgrading strategy. In this respect, we referred Historic England's published guidance on the subject.

In our original letter, we set out the significance of Sunte House and the relevant policy context. We do not repeat that information here; however, our earlier advice should be read in conjunction with the comments below on the recently submitted amendments.

Historic England Updated Position

Following comments from your Council and ourselves, the revised scheme has focused on amendments to the proposed hallway within the main house, the pool house glazing, and the glazing to the link with the reinstated dairy to the rear of the house.

Our concerns related primarily to the latter, and we are therefore satisfied that the previously proposed section of glazed roof has now been omitted. Although the fully glazed elevation has been retained, we consider that any resultant harm to the building's significance would be limited and would fall at the lower end of the 'less than substantial harm' spectrum in NPPF terms.

In relation to the recommended thermal upgrading strategy for the windows, this has not been submitted as part of the current application, but can be secured by condition.

Recommendation

Historic England has no objection to this application. Any harm to the significance of Sunte House would be modest and would not compromise its main interest.

Yours sincerely

Luciana Gallo

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