

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 June 2025 15:35:55 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: Lake House, Old Hollow, Copthorne DM/24/2263

Hi Anna

Further comments on the above planning application.

The application has been amended to reduce somewhat the scale of the proposed new dwelling, although it remains substantial in size, and to reposition the footprint so that the northern range is set further away from the shore of the adjacent mill pond. There have also been changes made to the proposed palette of materials. In addition, we have received two photographic views from the vicinity of Rowfant Mill showing the outline of the house in context. We do not appear to have received any of the other visuals previously requested, including no analysis of the impact on views from Ley House.

On the basis of the information in front of us, I do remain concerned that the proposal will result in an increase in the visibility of the built form at Lake House over the existing situation, particularly in winter, which may have some detrimental impact on the setting of Rowfant Mill and the currently uninterrupted rural views and vistas from the Mill and Mill Cottage over the adjacent Mill Pond. This will have, in my opinion, a negative impact on the contribution currently made by setting to the special interests of these historic rural buildings and the manner in which these are appreciated. I would place the level of harm caused at the lower end of the less than substantial spectrum, in terms of the NPPF, so that paragraph 215 will apply.

In the absence of the requested further information it is not possible to comment on the impact on Ley House.

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: 20 November 2024 13:43
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: Lake House, Old Hollow, Copthorne DM/24/2263

Hi Anna

Initial comments on the above planning application.

The proposed development site is a detached mid-century house located in a rural position to the south of Copthorne village. The main house is of two storeys and in a broadly vernacular style with weatherboarded elevations and a clay tiled roof. A more recent part one/part two storey annexe has been built into the slope of the hill to the north east, where the ground slopes down towards Rowfant Mill Pond. This is a substantial body of water- to its northern end adjacent to the mill sluice and stream sit the former Rowfant Mill, and Rowfant Mill Cottage, both of which are Grade II listed, with associated ancillary buildings, which are likely to be regarded as curtilage listed or as NDHAs.

There is a further listed building a short distance to the west at Ley House, which is a Grade II listed former farmhouse dating from the 17th century or earlier, with an associated range of former farm buildings which may be regarded as curtilage listed or NDHAs. The assemblage of buildings, formerly known as Layhouse Farm, is recorded in the West Sussex Historic Farmstead and landscape character assessment as a historic farmstead of the post medieval period.

The current proposal is for the demolition of the existing house and annexe at Lake House and construction of a replacement dwelling. The replacement building is over an amended footprint, further to the east and closer to the lake frontage. It consists of two linked substantial two storey buildings, and is significantly greater in scale and bulk than the existing house. The apparent bulk of the building is, in my opinion, further increased by the monolithic form of each of the two linked buildings.

The application is not accompanied by a Heritage Statement. Given the scale of the proposed replacement dwelling and its proximity to both Rowfant Mill and Ley House, I would consider that a statement prepared according to the staged approach set out in the relevant Historic England guidance (GPA Note 3 '*The Setting of Heritage Assets*') should be submitted.

Having visited Rowfant Mill recently it is my opinion that the replacement dwelling has the potential to be visually intrusive in the currently uninterrupted rural views looking south from the Mill buildings along the mill pond. A verified view or photomontage of the development from an agreed viewpoint on the track to the north of the Mill would be helpful to determine this.

I would also like to visit the site to make a further assessment of the potential impact on the settings of both the Mill and Ley House, and will make arrangements to do so when possible.

Thanks,

Emily

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