

From: Kai Penny <kai@whaleback.co.uk>
Sent: 18 September 2026 09:42:42 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

That's fine, please take this as agreement to the suggested EOT.

Kind regards,

Kai Penny MRTPI
Senior Planner
kai@whaleback.co.uk
Direct: 01273 102245
Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: Friday, September 18, 2026 9:33 AM
To: Kai Penny <kai@whaleback.co.uk>
Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. Please could you agree an extension of time until 25.09.2026?

Thank you,
Kind regards,

Hamish Evans

Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Kai Penny <kai@whaleback.co.uk>
Sent: 16 September 2026 11:38
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Whilst we still contend that repair works should not ordinarily fall under listed building control if genuinely like-for-like, the applicant has agreed to the conditions as currently drafted.

Thanks for your work on this and let me know if there's anything else you need before issuing the consents.

Kind regards,

Kai Penny MRTPI
Senior Planner
kai@whaleback.co.uk
Direct: 01273 102245
Office: 01273 234354

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Sussex Heritage Trust 2023

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: Monday, September 14, 2026 2:32 PM
To: Kai Penny <kai@whaleback.co.uk>
Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. We have no objection to the digital submission of samples and the re-wording of the conditions 3, 4 and 6 which I have included below:

3. Prior to the installation of any hard and soft landscaping, boundary treatments, gates, walls or other means of enclosure hereby approved, and prior to the first planting season following commencement of development, a detailed hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

The scheme shall include:

details of surfacing materials within the courtyard and garden areas;
details of all planting;
details of any new or altered walls, fences, gates or other boundary treatments;
a programme for implementation.

The approved scheme shall be implemented in accordance with the approved programme and retained thereafter.

Reason: In the interests of visual amenity, landscape character and the setting of the listed buildings in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan.

4. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) and the Great Crested Newt eDNA Survey & Bat Survey for Building Group 2 (Urban Edge Environmental Consulting, November 2024), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
 - a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs or product descriptions to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
 - d) persons responsible for implementing the enhancement measures; and
 - e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

6. No installation of windows, doors, shutters, glazing bars, reveals and louvres shall take place until detailed drawings have been submitted to and approved in writing by the Local Planning Authority.

The drawings shall be at a scale of not less than 1:20, together with 1:5 detail sections where appropriate, and shall be annotated to show materials and finishes. The details shall include:

typical examples of new windows;

typical examples of new external doors;

(Listed Building Consent only) typical examples of new internal doors;

glazing bar profiles and sections where applicable;

reveal details;

the relationship of new joinery to surrounding historic fabric;

typical examples of new external shutters and louvres.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic significance of the listed buildings and their setting in accordance with Policy DP34 of the Mid Sussex District Plan.

Having discussed condition 1 with Emily, I can confirm that the condition will be attached to the Listed Building Consent only. As such, it is intended to relate specifically to works affecting the historic fabric of the listed and curtilage listed buildings, rather than repair works that would not require consent.

Emily Wade has advised that the test for listed building consent is whether works have the potential to affect the special architectural or historic interest of the listed building. In this instance, the extent of repair and/or rebuilding which may ultimately be required remains uncertain and insufficient detail has been provided at this stage to demonstrate that the special interest of the buildings would not be affected. She has therefore advised that a detailed condition survey and schedule of repairs remains necessary and that the condition should be retained.

I hope the above is of use.

Thank you,

Kind regards,

Hamish Evans

Planning Officer

Direct Line: 01444 477228

hamish.evans@midsussex.gov.uk

www.midsussex.gov.uk

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From: Kai Penny <kai@whaleback.co.uk>

Sent: 08 September 2026 17:08

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Just to follow-up on the below as I've just heard from the architects on the conditions.

Would digital samples be suffice in addressing condition 5 and 6? If so, could that be made clear in the wording of those conditions?

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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Sussex Heritage Trust 2023

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From: Kai Penny <kai@whaleback.co.uk>

Sent: Tuesday, September 8, 2026 10:21 AM

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Thanks for setting out the conditions in full.

On condition 1, genuine like-for-like repairs and replacements would not require express planning permission or listed building consent - as confirmed in Historic England Advice Note

16. The condition would therefore (unnecessarily) introduce control over works which would otherwise fall outside the scope of planning and listed building control.

Certainly, if the works go beyond like-for like repair, then this would require a separate planning application and/or listed building consent, where the Council would still have the necessary control in order to protect the special interest of the curtilage listed buildings.

The above is particularly relevant to the Cowshed, which continues to deteriorate, with the roof losing slates and allowing rainwater into the building. It's likely that like-for-like repair/remedial works will need to be undertaken relatively urgently and ahead of the main construction programme, but the suggested pre-relevant works condition would delay these essential repair works from being carried out (even when like-for-like repair fall outside of planning control).

Could the triggers for conditions 3, 4 and 6 also be re-visited so that they better match those of the main house permission? Conditions 3 and 6 could be pre-relevant works conditions, whilst condition 4 could have a post-slab trigger and avoid the urgency of the "within 3 months" trigger.

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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RTPI Planning Consultants

[Instagram](#) | [LinkedIn](#)

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: Friday, September 4, 2026 2:46 PM

To: Kai Penny <kai@whaleback.co.uk>

Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email and apologies for the delayed response. I have set out below not just the pre-commencement conditions but other conditions that require further information to be submitted. If you could let me know you are happy with the proposed conditions.

1. No development shall commence on the relevant building or part of the building until a detailed condition survey and schedule of repairs has been submitted to and approved in writing by the Local Planning Authority.

The details shall include, where appropriate:

elevational and sectional drawings;
a schedule of repairs and repair methodology;
details of materials to be used;
identification of historic fabric to be retained, repaired or replaced.

The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the special architectural and historic interest of the curtilage listed buildings is preserved in accordance with Policy DP34 of the Mid Sussex District Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990. This is a pre-commencement condition as the extent of repair and retention of historic fabric must be agreed before works commence.

2. The development hereby permitted shall not commence unless and until, a Tree Protection Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. These shall include tree protection measures which will minimise harm to the retained trees. The construction works shall thereafter be carried out, at all times, in accordance with these approved details.

Reason: To protect existing trees and to accord with policy DP37 of the Mid Sussex District Plan.

3. No development shall commence until a detailed hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

details of surfacing materials within the courtyard and garden areas;
details of all planting;
details of any new or altered walls, fences, gates or other boundary treatments;
a programme for implementation.

The approved scheme shall be implemented in accordance with the approved programme and retained thereafter.

Reason: In the interests of visual amenity, landscape character and the setting of the listed buildings in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan.

4. Within three months of consent, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) and the Great Crested Newt eDNA Survey & Bat Survey for Building Group 2 (Urban Edge Environmental Consulting, November 2024), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

5. No development above slab level shall take place until details and samples, where appropriate, of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance and to preserve the significance of the heritage asset in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan.

6. No development above slab level shall take place until detailed drawings have been submitted to and approved in writing by the Local Planning Authority.

The drawings shall be at a scale of not less than 1:20, together with 1:5 detail sections where appropriate, and shall be annotated to show materials and finishes. The details shall include:

- typical examples of new windows;
- typical examples of new external doors;

(Listed Building Consent only) typical examples of new internal doors;
glazing bar profiles and sections where applicable;
reveal details;
the relationship of new joinery to surrounding historic fabric;
typical examples of new external shutters and louvres.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic significance of the listed buildings and their setting in accordance with Policy DP34 of the Mid Sussex District Plan.

LBC only

1. No works relating to the mezzanine floor within the barn shall commence until detailed drawings of the mezzanine structure have been submitted to and approved in writing by the Local Planning Authority.

The drawings shall include plans, elevations and sections at an appropriate scale and shall clearly show:

the proposed structure;
methods of fixing;
relationship with surrounding historic fabric;
materials and finishes.

The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that the special architectural and historic interest of the curtilage listed building is preserved in accordance with Policy DP34 of the Mid Sussex District Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. All rooflights hereby approved shall be flush-fitting conservation rooflights with metal frames and shall be permanently retained as such thereafter.

Reason: To preserve the character and appearance of the listed buildings and their setting in accordance with Policy DP34 of the Mid Sussex District Plan.

3. All rainwater goods, external pipework and any wood burner flues hereby approved shall be constructed of painted metal and shall be retained as such thereafter.

Reason: To preserve the appearance and significance of the heritage asset in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan.

Thank you,

Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
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From: Kai Penny <kai@whaleback.co.uk>
Sent: 03 September 2026 16:24
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Are you in a position to share the final condition wording?

Kind regards,

Kai Penny MRTPI
Senior Planner
kai@whaleback.co.uk
Direct: 01273 102245
Office: 01273 234354

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RTPI Planning Consultants

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: Friday, August 28, 2026 3:21 PM
To: Kai Penny <kai@whaleback.co.uk>
Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. I have received the below comments from Emily with suggested comments:

- Prior to commencement of works on the relevant parts of the buildings, a detailed condition survey and schedule of repairs, to include as appropriate elevational and sectional drawings, schedule of works/repair methodology and details of materials.
- Details of roofing and facing materials.
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:
 - - typical examples of new windows and doors (including internal doors (LBC ONLY)). Your drawings should include as appropriate glazing bar sectional detail, and details of reveal, as well as the relationship with surrounding historic fabric.
 - - typical examples of new external shutters and louvres.
- Detailed hard and soft landscaping plan to show works to the courtyard and garden areas, to include details of materials, and any new or altered boundary treatments.
- LBC ONLY - Detailed drawings of the new barn mezzanine structure including elevations and sections, to show the structure in the context of surrounding historic fabric. Your drawings should be annotated to show materials.
- Rooflights to be flush fitting, metal framed conservation style rooflights.
- Rainwater goods and all other external pipework including wood burner flues to be of painted metal.

I will put together some formal pre-commencement conditions for you early next week and I do need to make several amendments to my report given the changes to the NPPF.

Have a good weekend.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
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From: Kai Penny <kai@whaleback.co.uk>
Sent: 27 August 2026 09:38
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Thank you for getting the decisions issued yesterday.

Any news from Emily on the farmyard conditions?

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Kai Penny <kai@whaleback.co.uk>

Sent: Monday, August 24, 2026 10:27 AM

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Thank you - we can agree to the suggested EOT.

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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RTPI Planning Consultants

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www.whaleback.co.uk



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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: Monday, August 24, 2026 10:05 AM

To: Kai Penny <kai@whaleback.co.uk>

Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. Please could you confirm agreement of an extension of time until 28.08.2026? Also I have chased Emily this morning for the farmyard conditions.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Kai Penny <kai@whaleback.co.uk>

Sent: 21 August 2026 16:04

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

I have spoken to the applicant and he has agreed to accept the conditions as worded in the e-mail chain below, so that the consents can be issued.

Have a good weekend and catch-up on the farmyard conditions next week.

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: Thursday, August 20, 2026 11:18 AM

To: Kai Penny <kai@whaleback.co.uk>

Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below, happy to make that amendment. Please find below an additional pre-commencement condition recommended by our Tree Officer that I missed. Please could you confirm you are content with it being imposed?

‘The development hereby permitted shall not commence unless and until, a Tree Protection Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. These shall include tree protection measures which will minimise harm to the retained trees. The construction works shall thereafter be carried out, at all times, in accordance with these approved details.

Reason: To protect existing trees and to accord with policy DP37 of the Mid Sussex District Plan.’

Did you want me to wait for our ecologist response or are you happy to accept the bat condition as proposed and I can look to make a recommendation to my line manager?

I will chase Emily for a response on her return.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Kai Penny <kai@whaleback.co.uk>
Sent: 19 August 2026 09:58
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Many thanks for considering my response and amending the conditions.

Condition 3 - Could this be reworded as "prior to the installation of any hard landscaping, **hereby approved**" or similar? As you know, the applicant is considered whether to submit an LDC for the re-aligned driveway and parking area that initially formed part of this application and I wouldn't want the condition to capture this element, when ultimately it appears the hard surfacing is permitted development.

Could Emily provide her farmyard comments as soon as she returns to the office please given the delays?

Kind regards,

Kai Penny MRTPI
Senior Planner
kai@whaleback.co.uk
Direct: 01273 102245
Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: Wednesday, August 19, 2026 9:43 AM
To: Kai Penny <kai@whaleback.co.uk>
Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. I am happy to amend conditions 1,2 and 3 to:

1. No above-ground works to the extensions, pool house or any associated external alterations shall take place until details and samples, where appropriate, of all external materials and finishes to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

Roofing materials to all extensions and the pool house;
External facing materials;
Details of all new brickwork, including brick type, bonding pattern, mortar mix, mortar colour, texture and pointing finish;
Details of the proposed solar photovoltaic panels to the pool house roof, including large-scale sectional drawings showing their relationship with the surrounding roof construction;
Details of all rainwater goods and external pipework, which shall be of painted metal.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail and to ensure that the appearance of the development preserves the special architectural and historic interest of the Grade II* listed building and its setting and accords with Policies DP26 and DP34 of the Mid Sussex District Plan 2014-2031.

2. No installation of the windows, doors, shutters, eaves details, heritage grilles or air bricks hereby approved shall take place until large-scale drawings, including plans, elevations and sections at a scale of not less than 1:20 (with 1:5 details where appropriate), have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

Typical examples of all new windows and glazing to the extensions and pool house, including frame profiles, glazing bar details, glazing specification and depth of reveal;

Typical examples of all new external doors, including the proposed external shutter to the pool house/sauna window;
Typical eaves details to the extensions and pool house;
Details of the heritage cast-iron grilles and air bricks at basement level.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that these elements are compatible with the design of the building and preserve the special architectural and historic interest of the listed building and its curtilage listed structures in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan 2014-2031.

3. Prior to the installation of any hard landscaping, boundary treatments, gates, walls or other means of enclosure, and prior to the first planting season following commencement of development, a detailed hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.
The details shall include:

All hard surfacing materials;
Existing and proposed planting;
Details of any new or altered walls, fences, gates or other means of enclosure;
A programme for implementation.

The approved scheme shall be implemented in accordance with the approved programme and retained thereafter.

Reason: In the interests of visual amenity, landscape character and the setting of the listed building, in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan 2014-2031.

I note your comments regarding the bat condition. However, the purpose of the condition is not to duplicate the licensing process itself, but to ensure that works affecting a bat breeding site or resting place do not commence until evidence has been provided that the appropriate licensing route has been secured. As previously advised, the Council must be satisfied that the development can be lawfully implemented and that any necessary mitigation measures are in place before works affecting bats commence. I have sent your comments to our Ecologist however there can be a delay in receiving comments from them and I do have a number of consultation requests with them at the moment. The condition is worded so that the information is required prior to any works which will impact the breeding / resting place of bats. If our Ecologist comes back with an amended wording I am happy to amend the condition however without this I would look to impose the condition as advised.

I am chasing for a response to the farmyard conditions but Emily is now on leave until Monday.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
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From: Kai Penny <kai@whaleback.co.uk>
Sent: 18 August 2026 17:06
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Thanks for the below.

Could a lot of these conditions be changed to pre-relevant works conditions, rather than blanket pre-commencement ones? To my mind, this could apply to PP conditions 1, 2 and 3 and would reduce the level of pre-commencement responsibilities on the applicant, so that they can make start on site sooner rather than later.

Regarding the bat license condition, the new NPPF has provided stronger and clearer support for reducing the duplication of separate regulatory regimes:

DM7: Relationship with other regulatory regimes

1. Development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.
2. Planning decisions should not seek to duplicate or extend controls imposed by separate regulatory regimes other than where there is a development plan policy in place applying optional technical standards for the development proposed (see policy PM13).

The bat licensing regime doesn't result in land-use implications for the application and therefore does not fall within the caveat of DM7(1). The reference to Policy PM13 primarily relates to building regulations standards and is therefore again not relevant here.

I know you are still waiting to hear from the ecology consultee but the NPPF, as a material consideration, is explicitly seeking to avoid duplication as it assumes separate regimes will operate effectively. In this case, the bat licensing regime would prevent works from starting on

site unless a license is in place and this doesn't therefore need to be provided through the planning process.

Could this be re-considered in this context please?

Has Emily provided conditions for the farmyard application?

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: Monday, August 17, 2026 3:34 PM

To: Kai Penny <kai@whaleback.co.uk>

Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. Yes, these are the ones currently for the Householder application and LBC.

Please find below the list of pre-commencement conditions for both DM/25/1705 and DM/25/1706:

1. No development shall commence until details and samples, where appropriate, of all external materials and finishes to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

Roofing materials to all extensions and the pool house;
External facing materials;
Details of all new brickwork, including brick type, bonding pattern, mortar mix, mortar colour, texture and pointing finish;
Details of the proposed solar photovoltaic panels to the pool house roof, including large-scale sectional drawings showing their relationship with the surrounding roof construction;
Details of all rainwater goods and external pipework, which shall be of painted metal.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail and to ensure that the appearance of the development preserves the special architectural and historic interest of the Grade II* listed building and its setting and accords with Policies DP26 and DP34 of the Mid Sussex District Plan 2014-2031.

2. No development shall commence until large-scale drawings, including plans, elevations and sections at a scale of not less than 1:20 (with 1:5 details where appropriate), have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

Typical examples of all new windows and glazing to the extensions and pool house, including frame profiles, glazing bar details, glazing specification and depth of reveal;
Typical examples of all new external doors, including the proposed external shutter to the pool house/sauna window;
Typical eaves details to the extensions and pool house;
Details of the heritage cast-iron grilles and air bricks at basement level.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that these elements are compatible with the design of the building and preserve the special architectural and historic interest of the listed building and its curtilage listed structures in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan 2014-2031.

3. No development shall commence until full details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

All hard surfacing materials;
Existing and proposed planting;
Details of any new or altered walls, fences, gates or other means of enclosure;
A programme for implementation.

The approved scheme shall be implemented in accordance with the approved programme and retained thereafter.

Reason: In the interests of visual amenity, landscape character and the setting of the listed building, in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan 2014-2031.

4. No works to existing windows shall commence until a detailed window-by-window condition survey has been submitted to and approved in writing by the Local Planning Authority. The survey shall identify all existing windows within the house and outbuildings proposed to be repaired or replaced and shall include:

A schedule of each window and its condition;

An assessment of significance;

A justification for any proposed replacement;

A repair and replacement strategy;

Large-scale typical drawings of any replacement windows including plans and sections showing materials, finishes, glazing details, glazing bar profiles and depth of reveal.

The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the retention of historic fabric wherever practicable and to preserve the special architectural and historic interest of the listed building and its curtilage listed structures in accordance with Policy DP34 of the Mid Sussex District Plan 2014-2031.

5. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The building and extensions shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 – 2031.

6. Prior to commencement of any works which will impact the breeding / resting place of bats: submission of a copy of eps mitigation licence or evidence of site registration under a bat mitigation class licence for bats. Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

A) A licence issued by Natural England pursuant to regulation 55 of the conservation of habitats and species regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

B) Evidence of site registration supplied by an individual registered to use a bat mitigation class licence; or

C) A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: to conserve protected species and allow the LPA to discharge its duties under the conservation of habitats and species regulations 2017 (as amended), the wildlife & countryside

act 1981 (as amended), s17 crime & disorder act 1998 and to accord with policy DP38 of the Mid Sussex District Plan.

DM/25/1706 LBC Only

1. No works affecting the internal fabric of the listed building or curtilage listed outbuildings shall commence until details have been submitted to and approved in writing by the Local Planning Authority of:

All new flooring within the house and outbuildings;

Typical examples of new internal doors;

Any replacement skirting boards, cornices and architraves.

The approved works shall thereafter be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the Grade II* listed building and associated curtilage listed structures in accordance with Policy DP34 of the Mid Sussex District Plan 2014-2031.

2. No cleaning works shall commence until a detailed specification has been submitted to and approved in writing by the Local Planning Authority for:

Cleaning of basement walls;

Cleaning of external brickwork and stonework;

Cleaning of roof tiles.

The specification shall include details of all materials, products, equipment, methods and extent of cleaning. Prior to the commencement of wider cleaning works, sample test panels for the external brickwork, stonework and roof tiles shall be prepared on site and approved in writing by the Local Planning Authority. The approved methodology shall thereafter be adhered to throughout the works.

Reason: To safeguard the historic fabric and preserve the special architectural and historic interest of the listed building and associated curtilage listed structures in accordance with Policy DP34 of the Mid Sussex District Plan 2014-2031.

You will see from the above that I have include the bat condition as I am yet to hear from our ecology consultant so believe the safest course of action to impose the condition for the reasons I have advised of before. In relation to the cleaning condition your comments are noted however inappropriate cleaning works could permanently damage historic fabric so it is my opinion that the condition is necessary.

I hope the above is of use.

Thank you,

Kind regards,

Hamish Evans
Planning Officer

Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Kai Penny <kai@whaleback.co.uk>
Sent: 17 August 2026 09:33
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Thank you. It seems that these conditions only relate to the householder application given the content and purpose of the conditions, is that correct?

A lot of our queries will be answered once we have the full wording of the conditions, but does the new brickwork condition relate only to the extension of the main house? This would be appropriate as we recognise the importance here of ensuring new brickwork is keyed into the main house and outbuildings.

I also query whether the cleaning method conditions are entirely relevant and necessary, given that one could undertake cleaning without the need for express listed building consent.

Do you have a clearer position on the bat license condition following our recent discussions?

Your thoughts on the above would be much appreciated.

Kind regards,

Kai Penny MRTPI
Senior Planner
kai@whaleback.co.uk
Direct: 01273 102245
Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: Thursday, August 13, 2026 1:16 PM
To: Kai Penny <kai@whaleback.co.uk>
Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. I have received the attached from Emily. I will go through it and have a list of conditions for you to agree. I am helping out with an Inquiry which is finishing today and I am on leave tomorrow so I will have a list for you on Monday.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Kai Penny <kai@whaleback.co.uk>
Sent: 13 August 2026 11:25
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>; Emily Wade <emily.wade@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish / Emily,

Could we get an update on the pre-commencement heritage conditions?

It seems from the e-mail chain below, Hamish requested these on the 23rd July and, based on the latest comms, was expecting to receive them early this week. It goes without saying that the architects and clients are becoming disillusioned with the delay, particularly when a permission is so close to being issued.

Could this be prioritised please and issued today?

Kind regards,

Kai Penny MRTPI
Senior Planner
kai@whaleback.co.uk
Direct: 01273 102245
Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: Thursday, August 6, 2026 1:52 PM
To: Kai Penny <kai@whaleback.co.uk>
Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

I hope all is well. I have chased Emily for a response and she advised that she is looking to provide a response later this week/early next week.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
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From: Kai Penny <kai@whaleback.co.uk>
Sent: 30 July 2026 17:12
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Cc: Emily Wade <emily.wade@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi both,

Is there any update on this please?

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Kai Penny <kai@whaleback.co.uk>

Sent: Tuesday, July 28, 2026 9:43 AM

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Cc: Emily Wade <emily.wade@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Thanks for the e-mail.

Emily, could you confirm when you expect to provide Hamish with your suggested pre-commencement heritage conditions? I'm starting to receive some pressure from the applicants and architects again to bring these applications to a close.

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: Tuesday, July 28, 2026 9:34 AM
To: Kai Penny <kai@whaleback.co.uk>
Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

I hope all is well. I am chasing our Ecologist and Emily for their comments and as soon as I have them I will let you know. Have a good week!

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Kai Penny <kai@whaleback.co.uk>
Sent: 24 July 2026 17:01
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Assume no news on the ecology condition or from Emily?

I'll give you a call on Monday, but otherwise have a good weekend.

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: Thursday, July 23, 2026 10:51 AM

To: Kai Penny <kai@whaleback.co.uk>

Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. I have saved the plans to the file and sent them to Emily. I have also asked her to confirm any conditions she will be recommending.

Thank you,
Kind regards,

Hamish Evans

Planning Officer

Direct Line: 01444 477228

hamish.evans@midsussex.gov.uk

www.midsussex.gov.uk

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From: Kai Penny <kai@whaleback.co.uk>

Sent: 22 July 2026 09:57

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Please find attached revised plans removing reference to the wholesale replacement of windows and the proposed main house rooflights. The only rooflights remaining on the house are the existing ones.

Kind regards,

Kai Penny MRTPI
Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Kai Penny <kai@whaleback.co.uk>

Sent: Tuesday, July 21, 2026 4:32 PM

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Thanks for the response.

Our initial response does still stand as the permission could not be lawfully implemented without first obtaining the necessary bat licence granted under a separate regulatory regime. Removing the suggested planning condition would not, therefore, enable the development to

proceed unlawfully, it would simply avoid duplicating a requirement already controlled by another regime.

Would an informative or passive condition reminding the applicants of their pre-commencement licensing responsibilities work as an alternative?

Have you heard back from Emily yet regarding the heritage pre-commencement conditions?

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: Tuesday, July 21, 2026 2:07 PM

To: Kai Penny <kai@whaleback.co.uk>

Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. I have sent your comments to our Ecologist for them to comment on, I do appreciate your concerns however we must also be satisfied that the development can be lawfully implemented and that any required mitigation measures are secured before works affecting bat roosts commence. Natural England's standing advice confirms that development

affecting bats may require a bat mitigation licence and that this is a material planning consideration.

The condition is therefore not intended to duplicate the licensing process itself, nor to require the LPA to determine licensing matters. Rather, it provides a mechanism to ensure that works affecting a breeding site or resting place do not commence until there is evidence that the appropriate licensing route has been secured.

I will let you know the comments of our Ecologist.

Thank you,

Kind regards,

Hamish Evans

Planning Officer

Direct Line: 01444 477228

hamish.evans@midsussex.gov.uk

www.midsussex.gov.uk

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From: Kai Penny <kai@whaleback.co.uk>

Sent: 20 July 2026 11:01

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Thank you and yes, the window-by-window approach annotation is also in hand.

Ahead of receiving the full set of pre-commencement conditions, I did want to query the need for the below condition:

Prior to commencement of any works which will impact the breeding / resting place of bats: submission of a copy of eps mitigation licence or evidence of site registration under a bat mitigation class licence for bats. Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

A) A licence issued by natural england pursuant to regulation 55 of the conservation of habitats and species regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

B) Evidence of site registration supplied by an individual registered to use a bat mitigation class licence; or

C) A statement in writing from the natural england to the effect that it does not consider that the specified activity/development will require a licence.

The applicants are already required to obtain a license or site registration in association with the permissions, outside of the planning system. The recommended condition would therefore duplicate a matter already controlled under a separate regulatory regime, which is explicitly advised against within the PAS 'Using and Discharging Conditions – Ten Best Practice Principles' guidance document. Could you consider whether the condition is necessary please?

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: Monday, July 20, 2026 10:24 AM

To: Kai Penny <kai@whaleback.co.uk>

Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. I will provide you with the pre-commencement conditions asap, Emily hasn't provided her recommended conditions yet and I believe she will do so once amended information has been received. Yes I can confirm that I will be looking to recommend approval of the applications.

As well as the rooflights please could you provide the amended information regarding the replacement window as set out in Emily's comments below?

'Historic England has accepted that the works to repair or replace the windows to the house can be dealt with by condition, and I am happy to reconfirm my agreement to this approach. However, I would suggest that the plans and supporting documents should be amended to reflect this before any approval can be issued- at present the plans state that all windows will be replaced, but as previously been discussed a more nuanced approach based on a detailed survey of the existing windows will be required. It would be preferable for the plans to be amended to reflect the need for further information and a window-by-window approach to repair and/or replacement.'

Thank you,

Kind regards,

Hamish Evans

Planning Officer

Direct Line: 01444 477228

hamish.evans@midsussex.gov.uk

www.midsussex.gov.uk

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From: Kai Penny <kai@whaleback.co.uk>

Sent: 17 July 2026 12:16

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Hamish,

Thanks for jumping straight back on this. I've removed Emily from the chain whilst we discuss the final planning matters.

Could you formally set out the pre-commencement planning conditions for all apps so that we can review the exact wording?

Can I also safely assume that all applications are being recommended for approval? As we're talking about pre-commencement conditions I assume so, but I find it's always safer to check!

Let me check in with the architects again re the amended plans.

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk

Direct: 01273 102245

Office: 01273 234354

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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: Friday, July 17, 2026 10:51 AM

To: Kai Penny <kai@whaleback.co.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: RE: DM/25/1705 and 1706 Sunte House (House and gardens)

Dear Kai,

Thank you for the below email. Please could you provide the plans as set out in your below email and I will get them saved to the file. After that I believe I will be in a position to determine the applications. I have sent you some of the draft pre-commencement conditions for 1705 and 1706 and I am looking to send you pre-commencement conditions for 1708 and 1709.

I hope the above is of use.

Thank you,

Kind regards,

Hamish Evans

Planning Officer

Direct Line: 01444 477228

hamish.evans@midsussex.gov.uk

www.midsussex.gov.uk

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From: Kai Penny <kai@whaleback.co.uk>

Sent: 13 July 2026 13:40

To: Emily Wade <Emily.Wade@midsussex.gov.uk>

Cc: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: Re: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Emily,

Thank you for getting to the applications today, it is very much appreciated.

I can confirm that the main house rooflights have been removed from the application to allow for further investigation of impacts on the rafters, but I can see the outline of the rooflights on the second-floor plan still remains. I will ask for that to be amended, as well as the replacement window annotation requested below.

Hamish - Please let me know if there is anything you would like to discuss regarding the farm building treatment before meeting with Emily on your return. I'm free for a call Friday from 10.30am onwards if it would be helpful to touch base.

Kind regards,

Kai Penny MRTPI

Senior Planner

kai@whaleback.co.uk
Direct: 01273 102245
Office: 01273 234354

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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: Monday, July 13, 2026 12:47 PM
To: Kai Penny <kai@whaleback.co.uk>
Cc: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Subject: FW: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Kai

I note that Hamish is out of the office until Friday, so I am forwarding comments on the house and gardens applications below, for your information and hopefully a response with respect to the couple of outstanding items.

I am planning to look at the farmyard applications this afternoon, and will send these over also.

Kind regards,

Emily Wade

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>

Emily Wade Ma MSc

Conservation Officer

Planning Services

Tel: +44 (0)1444 477385

emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



From: Emily Wade

Sent: 13 July 2026 12:45

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: DM/25/1705 and 1706 Sunte House (House and gardens)

Hi Stefan

Further comments on the above applications following the receipt of revised plans.

- The works to create the proposed new hallway at rear ground floor level of the house have been amended to retain more of the surviving historic fabric within the area. On balance, this aspect of the proposal is now considered acceptable.
- The elevational treatment of the link extension between the house and dairy has been amended to remove the glazing to the roof. Whilst Historic England are still not fully supportive of the amended design, and consider that it will result in a lower level of less than substantial harm to the special interest of the building, they have not objected to the amended scheme overall. I myself consider that the amended proposal in this respect is acceptable, subject to detail.
- In my previous comments of 9th February I raised concerns with respect to the proposed new rooflights to the main roof of the house in respect of potential adverse impact on the historic fabric of the roof structure arising from trimming of the rafters. I do not believe that further information or amended plans have been received in this respect? Perhaps it is intended that this will be addressed in the detailed heritage response mentioned in Mr Penny's email of 12th June, which does not appear to have been received to date? As it stands however this aspect of the proposal is an outstanding concern.
- Historic England has accepted that the works to repair or replace the windows to the house can be dealt with by condition, and I am happy to reconfirm my agreement to this approach. However, I would suggest that the plans and supporting documents should be amended to reflect this before any approval can be issued- at present the plans state that all windows will be replaced, but as previously been discussed a more nuanced approach based on a detailed survey of the existing windows will be required. It would be preferable for the plans to be amended to reflect the need for further information and a window-by-window approach to repair and/or replacement.
- The pool house fenestration has been amended to remove the changing room windows and to adjust the window to the sauna to resemble a garden gateway within the wall. Whilst in practice I think it is likely that the 'gate' or external shutter will be left open, subject to detail this approach could work as it will largely preserve the external character of the former walled garden, and its inward-looking nature. On balance I consider that this aspect of the proposal is now acceptable, subject to detail.

In summary, the proposal has moved forward again and is now I think largely acceptable with the exception of the continuing need for further information and/or amendment with respect to the rooflights to the main house. The plans also need to be amended to reflect the approach to

window repair/replacement, i.e. that this is to be dealt with on a window-by-window basis by means of further information and detail to be required by condition.

I look forward to hearing from the applicant with respect to the rooflights, in hope that we can then move forward to a decision.

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>

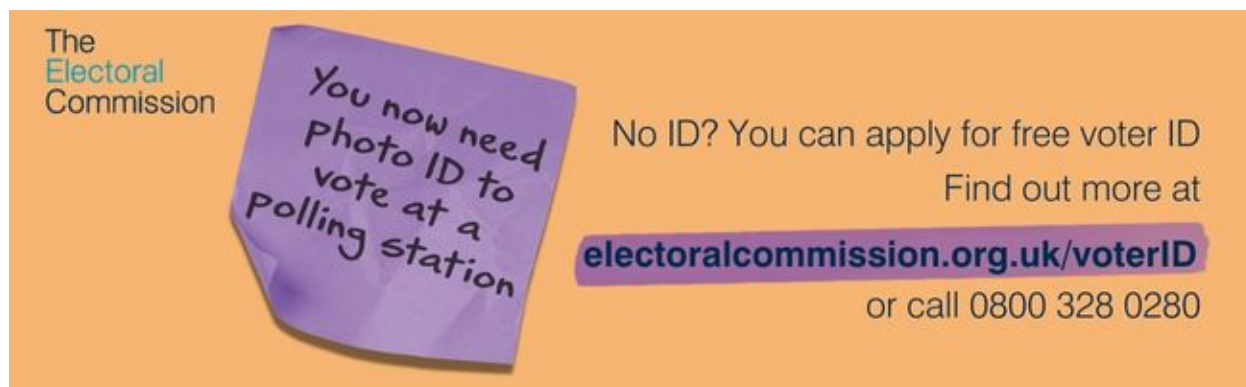
Emily Wade Ma MSc

Conservation Officer

Planning Services

Tel: +44 (0)1444 477385

emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



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