



Photograph 1. aerial view

project: Proposed roof windows
Address: 17 High Street, Cuckfield
title: Planning and heritage statement
scale: nts
date: March 2025
dwg. no: HSC-PL-003

Contents

- 1. Introduction
- 2. Site and surroundings
- 3. Planning context
 - 3.1 Planning policies
 - 3.2 Pre-application advice
 - 3.3 Recent Planning history
- 4. Design proposals
- 5. Materials
- 6. Heritage statement

project: Proposed roof windows
Address: 17 High Street, Cuckfield
title: Planning and heritage statement
scale: nts
date: March 2025
dwg. no: HSC-PL-003



1. Introduction

- This statement accompanies a Householder Listed Building application to MSDC for the retrospective approval for the installation of 4 conservation style roof windows carried out in June 2016.
- The roof windows have been installed to the rear roof over the single storey part of the building(3no.) used as the kitchen and to the north facing main roof (1no.) to the upper bedroom.
- This statement considers the site and surrounding area, the adjacent buildings and planning history, the context of the proposals and forms the Heritage Statement required for development in a Conservation Area.

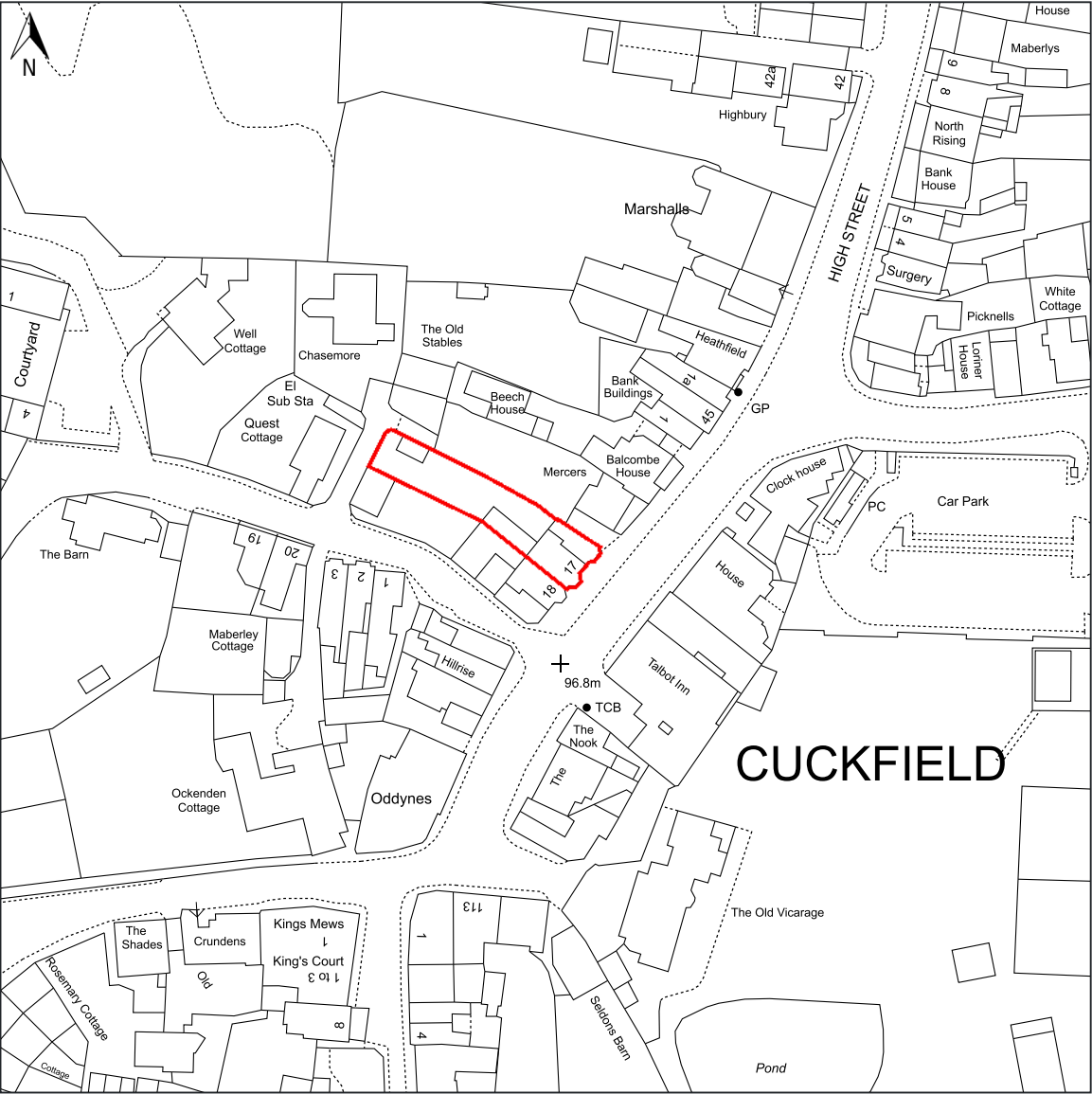
2. Site and surroundings

- The application site is located Cuckfield village centre on the west side of the High Street and is Grade II listed.
- The site lies in the centre of Cuckfield Conservation Area.
- There are other listed buildings nearby, the adjacent properties no.19 and Mercers, Balcombe House (Grade II) to the north of Mercers.

17, HIGH STREET, CUCKFIELD, WEST SUSSEX, RH17 5JU

UPRN: 100061868847

HMLR Title No: WSX44350



© Crown copyright and database rights, 2022. Ordnance Survey
0100031673 Created using Plans by emapsite.com

0m 20m 40m 60m 80m 100m
Scale: 1:1250 Paper Size: A4

project: Proposed roof windows
Address: 17 High Street, Cuckfield
title: Planning and heritage statement
scale: nts
date: March 2025
dwg. no: HSC-PL-003



3. Planning context

3.1 Planning policies and guidance

- The following policies are relevant to the proposed roof window installations;
- Cuckfield Neighbourhood Plan – CNP 1a) & b
- Mid Sussex District Plan – DP 26, DP 34 and DP 35

3.2 Pre-application advice

- No Pre-application advice has been requested for the proposed roof window installations.

3.3 Recent Planning history

- DM/23/1267 & 1268 Householder Listed Building Consent – Partially demolish existing garden wall due to structural failure and rebuild to match existing – approved 21.06.23 and works now completed.

4. Design proposals

- The installation of 3no. Velux Conservation style roof windows into the roof of the rear single storey part of the building used as the kitchen and utility space.
- The installation of 1no. Velux Conservation style roof window into the north facing slope of the main roof for the upper bedroom.



Photographs 2 & 3.
3no. conservation roof windows in ground floor rear (north) roof slope



project: Proposed roof windows
Address: 17 High Street, Cuckfield
title: Planning and heritage statement
scale: nts
date: March 2025
dwg. no: HSC-PL-003



5. Materials

- Velux Conservation style roof windows with centre bar, PPC aluminium in RAL 7043 with matching flashings

6. Heritage statement

- The location of the installed roof windows are on the rear parts of the existing roof slopes and are not visible from street level at the front of the property.
- Only in a long distance view from the upper part of the High Street can the roof window to the north slope of the main roof be seen (see photo 6).
- Approved conservation style roof windows of modest size and in proportionate scale to the roof slopes, have been installed.
- It is considered that there will be/has been little or no adverse impact or harm to the existing property and to the setting of nearby Listed Buildings.
- Overall, the proposals are intended to retain the character and context of the existing building and the Conservation Area.



Photographs 4 & 5.
Internal view of roof windows in ground floor rear kitchen and upper bedroom

Photograph 6. distance view of main roof slope (north) from upper High Street



project: Proposed roof windows
Address: 17 High Street, Cuckfield
title: Planning and heritage statement
scale: nts
date: March 2025
dwg. no: HSC-PL-003