

**Householder planning application:
Remove single-storey rear extension and replace with
a larger single-storey rear/side extension**

13 High Street, Lindfield RH16 2HG



Heritage Statement

February 2026

1.0 Introduction

- 1.1 This statement is to support the householder planning application for a replacement extension at 13 High Street, Lindfield.
- 1.2 In this statement we discuss the site, surroundings and planning history. We then provide details of the proposal and assess any heritage impact.

2.0 Site and surroundings

- 2.1 The site is located on the western side of High Street in the centre of Lindfield. It is occupied by a semi-detached, two-storey Victorian house with a garden. The house has an original outrigger and a small rear extension.
- 2.2 The site is in the Lindfield Conservation Area. The building is not listed but is within 100m of three Grade II listed buildings. It is also in the vicinity of non-designated heritage assets and is within an Archaeological Notification Area (ANA). A West Sussex HER report accompanies the application.
- 2.3 The site is in Flood Zone 1 with a low risk of flooding.

Figure 1 – Location Plan



Figure 2 – Extract from Conservation Area Plan



2.4 The Mid Sussex planning applications database shows only one previous application on the site – to remove the chimney and make good the roof (ref. 08/00726/FUL). This was approved in 2008.

2.5 Planning application DM/22/3781 was granted in 2022 at neighbouring No. 15 for:

“Reconfiguration and extension of the existing ground floor to provide open plan living space and first floor to provide an additional bedroom, loft conversion with rooflights and replace the existing garage.”

3.0 Proposal

3.1 The proposal seeks to:

- Remove the existing single-storey rear extension
- Add a single-storey rear/side extension with windows, doors, rooflights and associated landscaping

3.2 The primary aim of the design is to add space internally to provide an open plan kitchen dining area whilst respecting the existing form of the building and maintaining a practical side access to the garden from the front of the property. Storage and utility space will be created in the internal ground floor of the plan.

3.3 The proposal will add 23sqm floorspace to the property. It will improve the usable space of the property, making it more efficient and flexible.

- 3.4 The design of the rear extension is contemporary and proposed materials respect the existing property: brick, dark grey capping where required, dark tiles and dark grey doors / window frames.

Figure 3 – Existing (left) and proposed rear elevations



Figure 4 – Existing (left) and proposed front elevations



4.0 Policy context

National Planning Policy Framework (2024)

4.1 Section 16 of the NPPF gives regard to conserving the historic environment and seeks the provision of a desk-based assessment for any proposal that includes heritage assets.

4.2 Para. 214 states that proposals which would cause substantial harm to the significance of a heritage asset should be refused. Para. 215 states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

4.3 With regard to non-designated heritage assets, para. 216 says that:

“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Mid Sussex District Plan (2018)

4.4 The District Plan seeks to protect listed buildings and other heritage assets at Policy DP34 and conservation areas at Policy DP35.

Lindfield Village Design Statement (2011)

4.5 Guideline 3 seeks to protect views within and from the Lindfield Conservation Area, views and settings of all listed buildings and views of other significant buildings and townscapes.

5.0 Heritage assessment

Heritage assets

5.1 Following guidance set out in para. 207 of the NPPF, the below sets out the significance of the heritage assets.

5.2 To assess significance, the guidance provided in Historic England’s Good Practice Advice in Planning 2 (Managing Significance in Decision-Taking in the Historic Environment) and 3 (The Setting of Heritage Assets) has been followed.

- 5.3 Conservation Areas in Mid Sussex (2018) says that Lindfield Conservation Area was designated in 1969 in recognition of the special architectural quality and historic interest of the High Street and the area around the Common. It states that:

“Lindfield has a strong individual village identity with a pond, a church dating from the 13th century and a High Street. The High Street is lined with many buildings of architectural interest. Although representative of a variety of periods there are a number of buildings of medieval origin and the Georgian period.”

- 5.4 The site following Grade II listed buildings are within 100m:

- Drinking Fountain and Animal Drinking Trough (1025479)
- Pelham House (1103101)
- St Anne’s (1025480)

- 5.5 These appear to have been listed due to their architecture, detailing and history. There are a further 13 listed buildings within 250m of the site.

- 5.6 The West Sussex HER report states that above and below ground remains of a previous building on a similar footprint to the current 13 High Street may be considered to be a non-designated heritage asset. It also notes that there are further non-designated heritage assets along the High Street.

- 5.7 The site is also within an ANA. The HER report says that:

“The site is located within an ANA defined due to the Medieval Historic Core of Lindfield as identified through the Historic Towns Project (Extensive Urban Survey).”

Impact of the proposal on significance

- 5.8 The proposal is for a single-storey rear/side extension. It will not extend beyond the rear building lines of either of the neighbouring houses. It has been sensitively designed with a pitched roof and matching materials.

- 5.9 The rear elevations along this side of the High Street are varied, with many different types of extension and alteration, including the recent wraparound extension at No. 15. The proposed extension will therefore blend into the surrounding area.

Figure 5 – Neighbouring rear elevations



- 5.10 At the front, part of the extension will be glimpsed from the street but will not intrude into the streetscene.
- 5.11 As such, the proposal will not have any impact on the significance of the conservation area or the setting of the listed buildings. The proposal will provide public benefits of keeping this building, in the conservation area, in its most viable residential use by updating it to modern standards.
- 5.12 With regard to the potential non-designated heritage asset of above and below ground remains of a previous building on the site, in accordance with para. 216 of the NPPF, a balanced judgement should be taken. The applicant is happy to accept a planning condition as follows:
- “The Local Planning Authority shall be informed in writing immediately of any items of archaeological interest unearthed during the building operation and given a reasonable opportunity for an examination of the artifact and the site where it was found.”*
- 5.13 This condition will also take account of the site’s location within the ANA.

6.0 Summary

- 6.1 This statement is to support the application for a rear/side extension at 13 High Street, Lindfield.

- 6.2 The extension has been sensitively designed and will maintain the property, enabling it to continue in residential use into the future. It will not cause any harm to the significance of heritage assets.
- 6.3 The proposal complies with national and local policies. It comprises sustainable development and should be approved.