

~ LANE HOUSE, 37 DENMAN'S LANE ~

LINDFIELD, HAYWARDS HEATH, RH16 3JR

Demolition of existing dwelling and erection of replacement dwelling and double garage, with associated landscaping and access

HERITAGE STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT



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Reviewed by Ben Kirk MSc, IHBC

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ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Natalie Aldrich, Heritage Consultant and reviewed by Ben Kirk, Managing Director.

Natalie holds a BA(Hons) in History and Politics and a FdSc in Architectural Conservation and is a full member of the Institute of Historic Building Conservation (IHBC) and Practitioner member of the Chartered Institute for Archaeologists (PCIfA). Natalie is a member of the Vernacular Architecture Group (VAG) and has over 10 years’ experience as a Heritage Consultant working on buildings and sites of all types across southern England.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

TABLE OF CONTENTS

<i>About Manorwood</i>	2
<i>Table of contents</i>	2
<i>Introduction</i>	3
<i>Heritage Assets and Designations</i>	4
<i>Proposals</i>	5
<i>Historic Context</i>	6
<i>Assessment of Significance</i>	10
<i>Impact Assessment</i>	15
<i>Conclusion</i>	17
<i>Appendix 1: Legislation and Policy Context</i>	18

1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Natalie Aldrich, IHBC, PCIfA, on behalf of Manorwood, to accompany a Planning application in relation to proposals at Lane House, 37 Denman's Lane, Lindfield, Haywards Heath, West Sussex, RH16 2JR.
- 1.2 Lane House is a two-storey detached house which was constructed in the inter-war period of the 20th century. It is located south of Denman's Lane which itself runs west off High Street, and curves northwards as it passes Lane House, west of Compton Road. Lane House is located c.20m west of the Lindfield Conservation Area.
- 1.3 Lane House is situated c.15 south of Denman's Lane with the northern boundary of the grounds bounded by a strong hedgeline which continues around much of the boundary. The grounds of Lane House include a detached garage to the east and a pool house to the south of the plot.
- 1.4 A planning application for the extension of Lane House was submitted to Mid Sussex District Council in May 2025 (application reference DM/25/1245). Following receipt of consultee comments, the planning application was withdrawn. Comments received from the LPA's Conservation Officer Emily Wade included the conclusion that Lane House and its gardens make a positive contribution to the setting and significance of the Lindfield Conservation Area.
- 1.5 The current planning application comprises of the proposed demolition of Lane House and the erection of a detached two storey plus attic level, six-bedroom house, with detached double garage.
- 1.6 This Heritage Statement includes an assessment of the heritage potential of Lane House in line with Historic England guidance should Lane House be considered as a non designated heritage asset during the process of determining the planning application. This Heritage Statement also includes an assessment of the significance and setting of the Lindfield Conservation Area. It includes an assessment of Lane House and its contribution to the setting and significance of the Lindfield Conservation Area. The report also includes an assessment of impact, which evaluates the potential effect of the proposed scheme on the significance of the relevant heritage assets. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.
- 1.7 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with policy HE5 of the National Planning Policy Framework (NPPF, 2026). as has the National Heritage List for England (NHLE). Historic maps have been consulted to better understand the development of the site. The maps are included in Section 4 of this report.
- 1.8 Site visit and walkovers were completed in October and November 2025 to provide an understanding of Lane House, the application site and wider vicinity, and inform the proposed scheme.

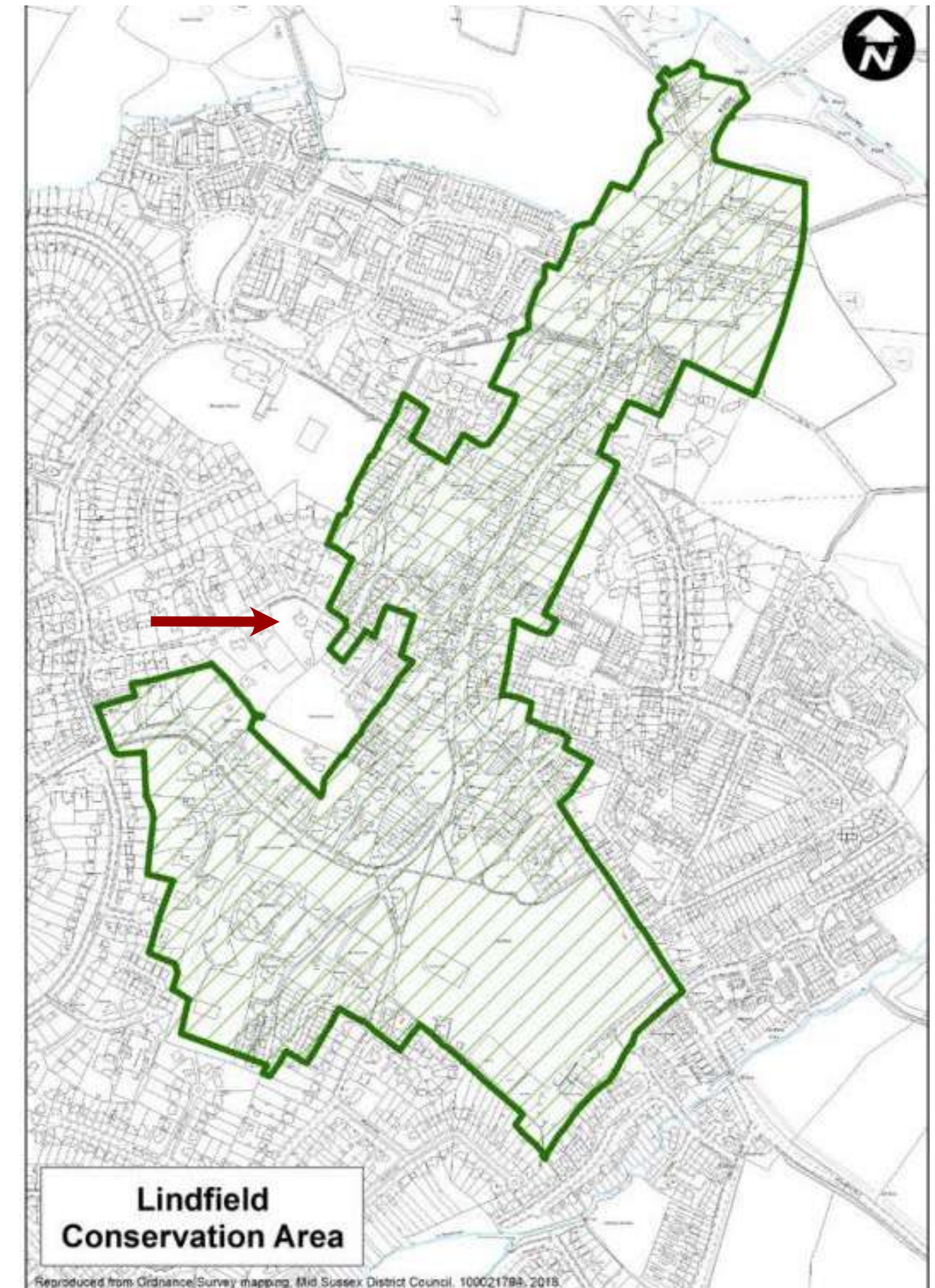


Location of the application site

- 1.9 The remit of this Heritage Statement is the built historic environment. It does not include any below ground archaeological assessment.

2 HERITAGE ASSETS AND DESIGNATIONS

- 2.1 Lane House is not a listed building or a previously identified non-designated heritage asset. It lies c.20m outside the Lindfield Conservation Area, however, has been identified as a positive contributor to the setting of the Lindfield Conservation Area.
- 2.2 The Lindfield Conservation Area was designated in 1969 and extended in 1989 to include properties at Black Hill, being extended again in 1998 to include Compton Road. The Conservation Area extends north along High Street to incorporate Spring Lane, and south to include Lindfield Common, Black Hill and the grounds of Lindfield Primary school. The eastern boundary of the Conservation Area largely follows the properties along High Street and part of Lewes Road.
- 2.3 The eastern end of Denman's Lane is within the Lindfield Conservation Area (extending to include Old Brewery Cottage, the listed Old Forge, and Tiptoe to the north and the land and car park to the rear of the Co-op to the south. The Conservation Area excludes the terraces at No.s 5-15 (odds) and Comptons but does include the pair of cottages at Nos 27 and 29, which front the south side of Denman's Lane. Further west, the Conservation Area does not extend beyond Compton Road which runs north off Denman's Lane and does not include No.33 Denman's Lane or any other properties further west along Denman's Lane.



Lindfield Conservation Area, with the location of Lane House indicated

3 PROPOSALS

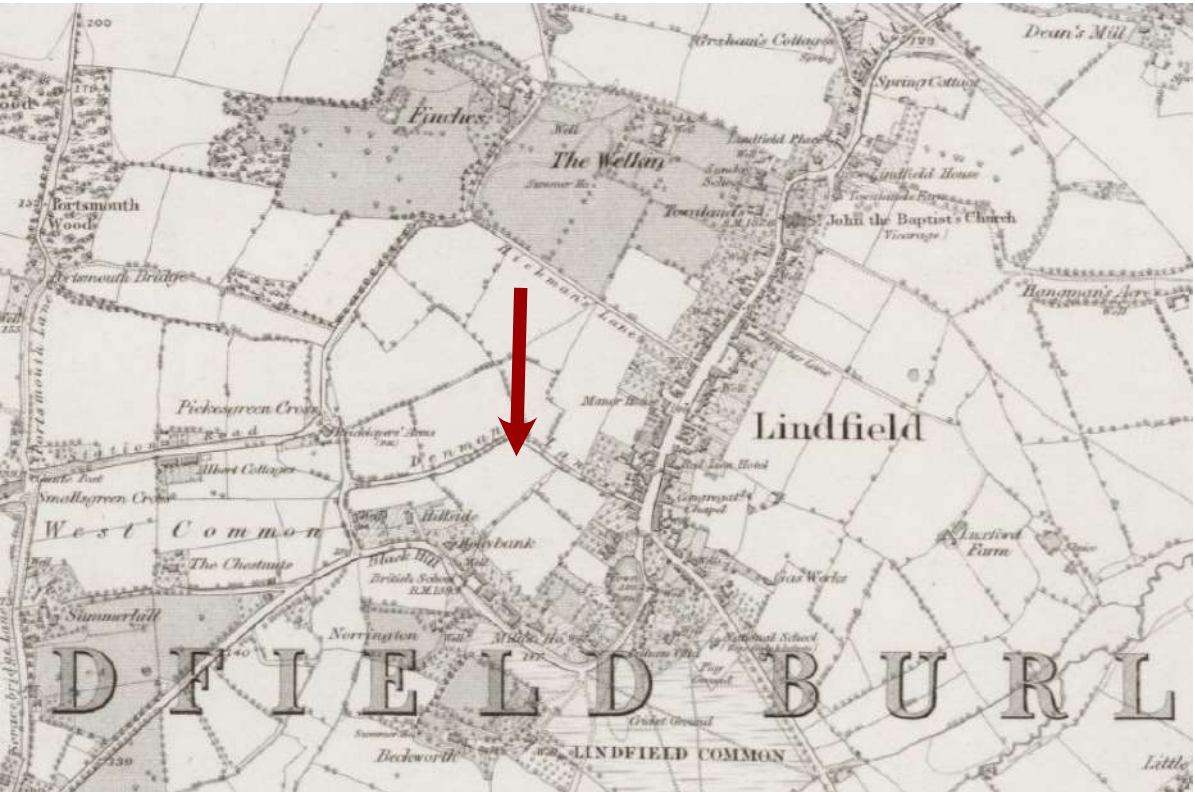
- 3.1 The proposal is for the demolition of the existing buildings at Lane House, Denman's Lane and the construction of a single residential dwelling and detached double garage.
- 3.2 The proposed buildings would be incorporate red facing brick, clay roof tiles, and timber or aluminium casement windows.
- 3.3 The proposals include retention and enhancement of landscaping within the application site. The proposed buildings have been located to respect root protection zones to existing mature trees.
- 3.4 The proposals and their potential impact on Lane House and the character and appearance of Lindfield Conservation Area are assessed in Section 6 of this report. Accompanying documents and plans should be read in conjunction with this Heritage Statement.

- 4.1 This section provides the historic context and evolution of the application site and its vicinity based on desk-based research. Understanding the history and context of the relevant heritage assets is important to establish their significance and the contribution that their setting makes to their significance.
- 4.2 While not recorded as a settlement or manor in the Domesday Survey of 1086, the name Lindfield is recorded in c.765, and the name derives from the Old English for ‘open country with lime trees’, and it is likely that any settlement or population was recorded under the manor of Stanmer (Lindfield Historic Character Assessment Report, January 2006. Part of the Sussex Extensive Urban Survey). Records indicate two manors at Lindfield by the 14th century, although estimates of population and location of settlement are difficult to determine, which is characteristic of settlement in the Weald in this period. At this time, a College of Canons of South Malling held Lindfield which was instrumental in the growth and laying out of the High Street.
- 4.3 In 1344, a weekly market and two annual fairs were granted to Lindfield, suggesting a focus for trade and industry in the area, and a population of c.400 by 1524 (ibid.) indicates a relatively successful and substantial settlement had emerged. A number of medieval to 16th century buildings survive in Lindfield, such as The Bower House, 63 High Street (formerly Humphrey’s Bakery), Thatcher Cottage, Froyles and The Manor House, this is indicative of a prosperous settlement which had ecclesiastical support.
- 4.4 Lindfield developed as a linear settlement, based upon the north-south aligned High Street, at the northern end of which was the Church of All Saints, and to the south of which was Lindfield Common. While not as prosperous as other Wealden towns in the post-medieval period, such as Horsham or East Grinstead, it was locally important as a trading town, which was supported when the local iron industry was expanded in the 16th century and the Lindfield Turnpike route was established after 1770.
- 4.5 A number of coaching inns were established to serve an increase in trade and travel. The population of Lindfield grew in the 18th century, and further buildings expressing the wealth and status of landowners and occupants were established along High Street, such as Malling Priory of 1730, and The Toll House of 1690. Furthermore, some earlier buildings were re-fronted in the later 18th century as fashions changed and bricks became cheaper. The Bent Arms Hotel (formerly called Wichelo’s and later, the White Lion) was constructed in brick in the late 18th century.
- 4.6 To the south of High Street, the establishment of William Allen’s nonconformist British School in 1824 stimulated growth along what is now Black Hill. The school had an industrial focus, with a school farm and printing workshop. Today, these buildings survive in part as Pelham Place Cottages and Little Pelham, the former workshop and dormitories, and school masters house, respectively. Further buildings along Black Hill, such as Blackhill House and St Anne’s have been dated to c.1830 as a result of this move away from High Street, although Blackhill House is not illustrated on the later Tithe map.
- 4.7 Mapping of the late 18th century and into the 19th century clearly indicates the linear settlement pattern of Lindfield, with Lindfield Common to the south. The main north-south route through Lindfield was supplemented by minor routes east and west off High Street. To the west, the routes now called Denman’s Lane and Hickman’s Lane passed through a landscape regular and irregular fields to connect Lindfield with farms and which worked the land. The maps indicate the industrial and agricultural context of the village and use of the land, with Finches Farm and Brickfinches Yard, Wickham Farm, and Sunt Farm. Later mapping annotates the area west of Denman’s Lane as ‘West Common’ which may suggest that the route enabled access between the village and the common land which survived until the enclosure of the land.
- 4.8 The Tithe map for the parish of Lindfield illustrated these farmsteads in the context of the routes between them and Lindfield in the 1840s. The buildings of Williams Allen’s school, positioned north of Black Hill were some of only a handful of buildings in Lindfield which did not front High Street at this point in time.
- 4.9 In 1841, the train line between London and Brighton had a major effect on settlement in the area, as the arrival of train lines and stations did elsewhere in Britain in this period. The train line, however, passed c.2km south-west of Lindfield, which meant neighbouring Hayward’s Heath was the beneficiary of increases in trade and transport, rather than residents and businesses in Lindfield. As a result, Hayward’s Heath experienced expansion and Lindfield did not, with businesses increasingly focusing on Hayward’s Heath. The population of Lindfield stagnated in the later 19th century. By this time, a number of additional buildings had been erected along Black Hill.
- 4.10 And formal parklands were illustrated at the north-west of Lindfield, at Finches (the former farmstead) and The Welkin.
- 4.11 By the mid-20th century, Hayward’s Heath had expanded to an extent that Lindfield was reached and today Lindfield is no longer a separate settlement surrounded by agricultural fields as it was into the 20th century. Developments to the east of High Street further eroded the focused linear settlement of the village, although remnants of the historic form of the village remain evident, such as at Lindfield Common, and along Black Hill, with areas of open space to the rear of properties still extant today.
- Denman’s Lane**
- 4.12 Lindfield grew along High Street and, from the 19th century, along Black Hill, south of High Street. For the most part, development was concentrated on High Street, which was lined with houses and workshops, with gardens behind, beyond which was the agricultural landscape and wider Weald.

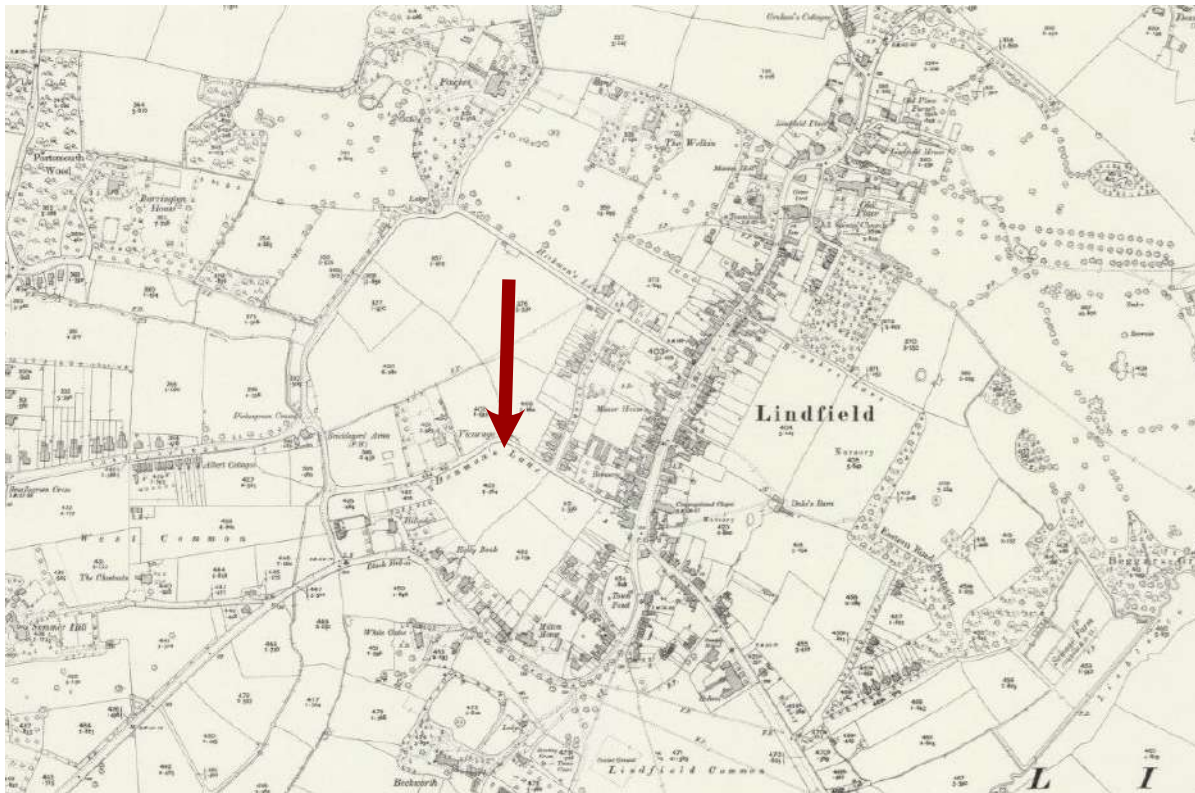
- 4.13 In the mid-19th century, Denman's Lane remained a route west from High Street largely devoid of development. The land adjacent to it remained a series of fields largely laid to pasture and in different ownerships and worked by a series of different residents. Two plots, one to the north and one to the south of the road (including the application site) were owned and occupied by Thomas Compton. The later Compton Road running north off Denman's Lane would pass through his land. In the early 1840s, the only building illustrated along Denman's Lane was an outbuilding of the 'House, Shop and brewery' of which the present The Old Brewery and No.53 High Street are accessed from High Street.
- 4.14 Denman's Lane remained devoid of building along its route, save for a forge which is shown in mapping from 1874, until the turn of the 20th century. The expansion of Lindfield westward, away from the High Street commenced in the Edwardian period of the first decade of the 20th century. A series of semi-detached villas along Compton Road which runs north off Denman's Lane, were constructed, as was a detached Vicarage.
- 4.15 The inter-war period was a significant period of development along Denman's Lane when two terraces of three cottages were built south of the Lane, alongside a pair of cottages south of the junction with Compton Lane. In between this was a square structure called Comptons, which (much extended), accommodates the Acorns Nursery today. West of the pair of cottages opposite Compton Road were two further detached buildings, each set within and surrounded by their own plots of land; the westernmost being Lane House today. Both of these properties included detached structures which were likely to have been garages in response to the rise in motorcar ownership throughout the period. To the north-west of these, the properties at Denmans Close were built, alongside a pair of cottages between Denman's Close and the Vicarage (by this time called Glebe House). Two further detached properties in their own grounds were illustrated to the west, before a series of undeveloped plots to the western end of Denman's Lane.
- 4.16 Few changes appear to have occurred along Denman's Lane by the mid-1950s, although one of the detached properties south of the Lane (now Lane House) was labelled as 'Surgery'. By the 1960s, the western end of Denman's Lane had been developed with the addition of four more detached homes. Furthermore, a building west of the 'Surgery' had been built; this building was recorded as 'Flitford' and was also labelled as 'Surgery' on the Ordnance Survey map of 1962. A further detached dwelling called Hollybank (now No. 18) had been built to the north between the villas of Compton Road and the homes at Denmans Close.
- 4.17 East towards High Street, two detached properties east of Compton Close had been built (Nos 12 and 14), and in 1964 the earlier buildings to the south of Denman's Lane at its junction with High Street were demolished and the site was later redeveloped (it now comprises car parking and public toilets).
- 4.18 By 1970, the land of the former Vicarage had been developed with the construction of The Glebe and its constituent detached properties. The Vicarage (later Glebe House) was divided into two residences (Glebe House and Widcombe House). The construction of The Glebe also utilised land from the grounds of Denmans, one of the inter-war period buildings west of the Vicarage, and at the same time, another property was built at the western end of Denman's Lane. In the early 1980s, the plot to the rear of the former brewery/forge at the eastern end of Denman's Lane was developed with the addition of Tiptoe.
- 4.19 By the end of the 20th century, the undeveloped plot of land to the rear of the inter-war period No. 45 Denman's Lane had experienced development with a further detached residence (No. 47), and this was followed to its west in c.2022 by the addition of No. 49. No. 43 Denman's Lane, which had been built in c.1960 immediately west of Lane House was demolished and a new detached dwelling was erected in c.2014.



Extract of Ordnance Survey Drawing, 1797 illustrating the approximate location of the Denman's Lane (Old Maps Online)



Extract of Ordnance Survey map, 1879 illustrating the location of the Lane House (National Library of Scotland)



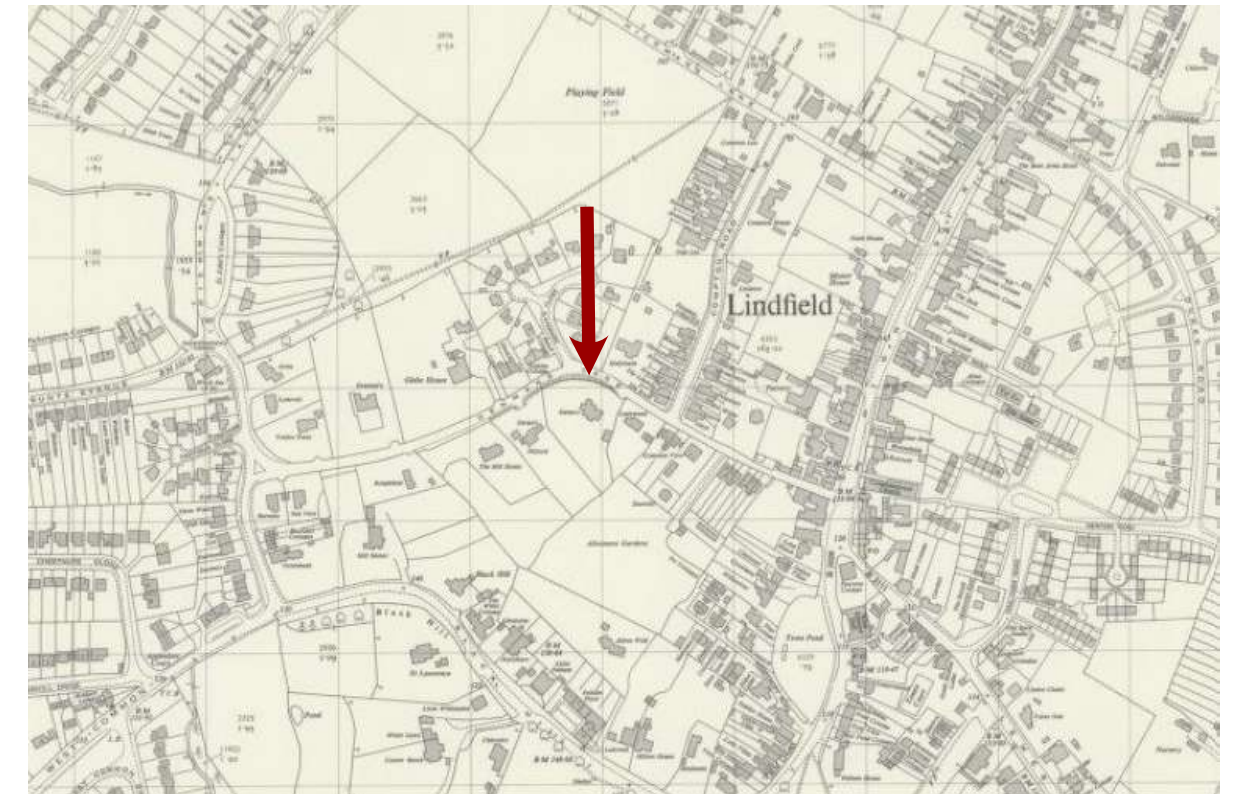
Extract of Ordnance Survey map, 1910 illustrating the location of the Lane House (National Library of Scotland)



Extract of Ordnance Survey map, 1946 (surveyed 1937-38) illustrating the location of the Lane House (National Library of Scotland)



Extract of Ordnance Survey map, 1955 illustrating the location of the Lane House (National Library of Scotland)



Extract of Ordnance Survey map, 1962 illustrating the location of the Lane House (National Library of Scotland)



Extract of Ordnance Survey map, 1970 illustrating the location of the Lane House (National Library of Scotland)

- 5.1 National planning policy requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal.
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex B: Glossary), is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 5.3 The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage, and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral (NPPF, Annex B: Glossary).
- 5.4 The NPPF introduced the concept of interests to assess the significance of heritage assets, and the PPG (Paragraph: 006 Reference ID: 18a-006-20190723) provides interpretation. These interests are also set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), which echoes the definitions set out in national policy and guidance on the historic environment:
- **Archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship, and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.5 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest.

LANE HOUSE

- 5.7 While Lane House is not a designated heritage asset and has not been formally recognised as a non-designated heritage asset (NDHA), the following section sets out an assessment of the building with reference to Historic England guidance on identifying and conserving local heritage assets (Historic England 2026 Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note 7, 3rd Ed.) This Historic England guidance and criteria incorporates the NPPF concepts of interest.
- 5.8 Non-designated heritage assets are locally identified 'buildings, monuments, sites, places, areas or landscapes identified by plan making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. The majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets' (Paragraph 039, PPG).

Age

- 5.9 Lane House was built in the inter-war period in around 1924 when Denman's Lane was laid out as Lindfield expanded beyond the High Street. Its age is akin to many of its neighbours, although later infill and redevelopment has resulted in the loss of some of these inter-war buildings and addition of more modern structures. Lane House is by no means however a sole survivor of this period of expansion. The properties south of Denman's Lane including the terrace of houses east of Comptons were built and Denman's Close, to the north, was laid out. The earlier Vicarage remained and, although extended and altered more recently, remains today.

Rarity

- 5.10 In the wider area, there are arguably more notable buildings of the inter-war period in Lindfield. For example, No.31 High Street, which was built in 1924 and is contemporary with Lane House. Similar in appearance and design, the position of No.31 High Street ensures it is more appreciable and understood in the context of its neighbouring built form.
- 5.11 As stated above, other examples of inter-war period buildings exist along Denman's Lane, which incorporate a similar set of materials, scale and use. The properties at Denman's Close are similar in style, date and appearance, and while in smaller plots, are detached residential dwellings built to accommodate the growth of Lindfield in the inter-war period.
- 5.12 Lane House has a relatively late date as an example of the Arts and Crafts inspired architectural style. More common from the late 19th century, the style extended from the wider approach to revisiting vernacular craftsmanship and materiality, continuing into the early years of the 20th century. More notably examples, more closely related to the input and designs of the main proponents of the style, such as Philip Webb, Charles Voysey, and Mackey Baillie Scott.

Design, Architectural, Aesthetic or Artistic Interest

- 5.13 Lane House does possess some architectural interest, which is largely derived from the Arts and Crafts architectural style which inspired it. The brick and part tile hung elevations, with the prominent brick chimney stacks and dormer windows are seen to other similarly designed buildings which were built at the turn of the 20th century and the years following. The scale of the building relates well to its plot, and the building's appearance is echoed in the detached garage and outbuilding.
- 5.14 Internally, there is little architectural merit. The fireplaces are a mix of styles which makes the interior confusing to understand. No features of particular architectural or artistic prominence remain.

Collective or Group Value

- 5.15 As noted, Denman's Lane was originally laid out in the 1920s and many of the original buildings were relatively contemporary with Lane House. A similarity of use, scale and appearance provides some small degree of group value with its neighbours, although this has been eroded through the loss, replacement, or infilling of later buildings and additions. No. 43 to the immediate west was built in 2014 for example, and other recent constructions include Nos. 47 and 49 to the south-west.
- 5.16 There is no overriding character to the properties along Denman's Lane, however the residential use of the properties, and relatively large plots with detached or semi-detached properties does provide some group understanding and similarity. The buildings are, and were historically, in separate ownership and occupation.

Archaeological or Evidential interest

- 5.17 The building lacks any archaeological interest due to their relative age of the property and limited degree of detailing or evolution which is not understood through documentary sources or first-hand recollection of local residents. Where the building could provide further information, it is not considered that this is of worthy of particular investigation.

Historic interest, Historical Association, Social or Communal Value

- 5.18 Lane House is not the product of any particularly notable architect or proponent of the Arts and Crafts style. Built after the movement emerged and the peak of its adoption in the pre-First World War period, it was probably designed by a local architect as part of the wider expansion of Lindfield, as one of a number of Arts and Crafts inspired constructions which were built along Denman's Lane.
- 5.19 Lane House holds no particular historic interest in terms of the evolution of Lindfield as it was part of the wider expansion, which was echoed across the country in the inter-war period. It has no specific role to play in the social or economic history of the area and is not a noteworthy example of its architectural style. It was formerly used as a doctor's surgery but was not built as such and has not been used as such in recent years. The building does not hold any particular place in the story of Lindfield.



Lane House from the north-east



South elevation of Lane House

Landmark or Streetscape Status

- 5.20 Lane House is located in a relatively secluded plot, set back from the road. It was not constructed to act as a landmark building and is not located to be read as such. Similar to the domestic residential scale and status of the neighbouring properties, this is how it is understood today.

LINDFIELD CONSERVATION AREA

- 5.21 The Conservation Areas in Mid Sussex document produced by Mid Sussex District Council in 2018 sets out a summary description of the Conservation Areas in the District, alongside a brief assessment of the key features of each Area which contribute to its character. Mid Sussex District Council has no adopted Conservation Area Appraisal for Lindfield.
- 5.22 The Conservation Areas in Mid Sussex document highlights the strong individual village identity of Lindfield with a pond, common, medieval church and High Street. The buildings represent a variety of periods of evolution and development with a number of medieval and Georgian origin. The way the shops along the southern part of High Street alternate with buildings of other uses is an attractive feature. Black Hill and the approach to the village from the south with changing views of trees, buildings and the Common is noted. to the west, Compton Road is recognised as indicative of the growth of Lindfield in the early 20th century.
- 5.23 The following features, in particular, are recognised as contributors to the character of the Conservation Area:
- The variety of buildings in terms of age and architectural style, with detailing and original features evident
 - The use of natural and traditional building materials, including local materials
 - The rising curve of the High Street, with the church as a focal point to the north
 - The tree and hedge lined route into Lindfield from the north
 - The mix of trees and hedges among and between the buildings at Black Hill and the large properties in this area, set back from the road, in spacious grounds
 - The trees along High Street
 - The input of Charles Kempe at Old Place in the 19th century
- 5.24 The significance of the Conservation Area, expressed in its character and appearance, can be summarised as:
- The variety of architectural styles and building phases, and mix of uses of buildings which relate well together (architectural interest and historic interest)
 - The long history of Lindfield, expressed in the buildings, layout and form of the village, with features such as the pond, medieval church and Common (historic interest and archaeological interest)



Example fireplace at Lane House



Lindfield High Street looking north opposite Alma Road

- The association of the late 19th century stained glass craftsman Charles Kempe (historic interest)
- The verdant boundary treatments and tree and hedge lines which are evident across the Conservation Area and the on the routes leading towards the village (architectural interest and setting)

CONTRIBUTION OF DENMAN'S LANE TO THE CHARACTER AND APPEARANCE OF LINDFIELD CONSERVATION AREA

- 5.25 The eastern end of Denman's Lane ins within the Conservation Area and this area comprises buildings which date to before the 20th century. They contribute to the variety of construction dates and styles, and the mix of uses which characterise the buildings along the High Street. Further west, the form and adjacent built form of Denman's Road is the product of the inter-war period in the first half of the 20th century, with later additions made after the Second World War. The buildings, a mix of dates and styles, but with a number of inter-war residential properties which incorporate an Arts and Crafts inspired appearance, echo the mix of styles seen within the Conservation Area, yet on a more limited scale.
- 5.26 The verdant nature of the route along Denman's Lane, especially on the approach to the Conservation Areas, to the west of Compton Road echoes the verdant routes and plots of the southern part of the Conservation Area along Black Hill.
- 5.27 As such, it can be seen that Denman's Lane as it extends beyond the Conservation Area, allows the earlier and more built-up character of the Conservation Area to emerge. The semi-rural feel of Denman's Lane adds to this. The relatively large plots and detached properties enhance this semi-rural feel. The buildings along Denman's Lane include a number of larger buildings in individual spacious plots, such as the adjacent No.43 and No.12 and Widcombe House the former Vicarage.
- 5.28 Lane House does not make any specific contribution to the character and understanding of the Lindfield Conservation Area. Set in spacious grounds, the detached building does conform to the wider character of parts of Denman's Lane. The building has a positive appearance which does not result in a modern suburban character or attempt at a copy of an earlier form which is not authentic to the area. Due to the existing landscaping and boundary treatments of the plot, the building is not visible from the Conservation Area and is only glimpsed from Denman's Lane.
- 5.29 It must be highlighted that the western end of Denman's Lane, beyond Compton Road is not within the Conservation Area however, and therefore its contribution to the character of the Area is limited. It can be understood as providing a pleasing approach or transition into Lindfield Conservation Area, which is heavily dependent upon the topography of the route and the strong landscaping as well as the semi-rural nature of Denman's Lane.



View north across Lindfield Pond towards High Street



View westwards along Denman's Lane beyond the boundary of the Conservation Area, from outside Lane House



View out from Lane House towards Denman's Lane. The strong vegetation of the plot is evident



View eastwards along Denman's Lane on approach to Lindfield conservation Area, from outside No.43



Tree and hedge lines along Black Hill



No.31 High Street from the south-east

- 6.1 The proposed development has the potential to impact Lane House and the setting of the Lindfield Conservation Area.
- 6.2 Relevant legislation and national and local planning policy relating to the management and development of the historic environment is set out in Appendix 1 at the end of this report.
- 6.3 The proposed development comprises the demolition of Lane House and the erection of a single detached residential dwelling with detached garage.
- 6.4 The proposed scheme has been carefully conceived in response to advice received in relation to an earlier planning application for the demolition of Lane House and erection of a replacement dwelling. The revised scheme has also been designed to follow national policy and best practice guidance for the historic environment, as outlined in Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).
- 6.5 This guidance recommends a proportionate, step-by-step approach to assessing how development might affect heritage assets and their settings, ensuring that any change is based on a clear understanding of significance and is managed in a way that avoids or minimises harm.
- 6.6 The history and evolution of Lindfield, including the development of Denman's Lane and its built form has informed an assessment of Lane House as a potential non-designated heritage asset and an assessment of the character and appearance, or significance, of the Lindfield Conservation Area. The assessments, in Section 5 of this report, include a review of the contribution made by Lane House and Denman's Lane to the setting of the Lindfield Conservation Area.
- 6.7 Lane House, dating the 1920s and possessing an Arts and Crafts inspired architectural style, may be seen as a building which is consistent with the evolution off Denman's Lane and some of the properties in the wider area along Denman's Lane. In assessing it against Historic England's Local Listing guidance which sets out criteria for understanding the heritage potential of an asset, it is concluded that it fails to meet the level of merit required to be considered as a non-designated heritage asset. This does not mean it has no merit as a pleasing building which reflects the architectural revival approach which informed its design and construction.
- 6.8 Understood in its spacious plot, which is heavily bounded and screened with landscaping, most notably when experienced from Denman's Lane, the building reflects the detached residential scale of the construction of Denman's Lane in the inter-war period. The verdant landscaping, spacious plot and relationship of the plot with the building, and the relationship of the building with its neighbours makes a greater contribution to the wider setting and understanding of the Lindfield Conservation Area than the building of Lane House and its garage does.
- 6.9 The proposed demolition of the existing Lane House would see the loss of one of the inter-war buildings which forms part of the expansion of Lindfield. That said, the evolution of Denman's Lane can be seen as an ongoing story of buildings which express the demands and requirements of residents, in the same way as the changing use of Lane House was and the ongoing change to the others plots when understood as a whole, of Denman's Lane.
- 6.10 The loss of the existing building would not harm the setting of the Lindfield Conservation Area. No single style or period of building characterises Denman's Lane and the approach to the Conservation Area along Denman's Lane is not dependent upon or characterised by its constituent buildings specifically. Rather, the spatial arrangement of the buildings in their plots, and the verdant semi-rural nature of the Lane in the context of the main village and High Street dominates.
- 6.11 It is proposed to construct a new detached single residential dwelling within the plot of Lane House on an approximate footprint of the current building. A detached garage would be built in the approximate location of the existing garage. This scale seeks to echo the existing scale of built form and avoid dominating the plot.
- 6.12 As such, the spacious grounds of Lane House would be retained and the relationship of the built form in the plot with the existing scale and character of the plot, and the verdant boundary treatments would be preserved. This character would be retained. The character of the area to the north of Lane House, along Denman's Lane as it runs toward the Conservation Area would be retained.
- 6.13 The design of the proposed replacement dwelling has been informed by advice received in relation to the previously submitted scheme (planning application reference DM/25/1245) and a more informed approach and greater understanding of the evolution of Denman's Lane, the character and appearance of neighbouring properties, and the design approach to early 20th century architectural revival thinking.
- 6.14 Rather than copy the Arts and Crafts approach in its purest form, the design of the proposed main building follows an Arts and Crafts revival take on an earlier building. In this case, a Georgian building yet incorporating the ethos of the Arts and Crafts aims of re-thinking earlier architectural styles and resurrecting or reinterpreting them in a new way.
- 6.15 As such, the approach taken follows the approach taken to the existing building when built in the 1920s.
- 6.16 The proposed building comprises a Georgian inspired Classical appearance of symmetry and proportion, yet the detail does not follow this purely Classical style of the late 18th century. The proposed windows are casement windows and not sash windows for example.
- 6.17 The appearance and approach to the design of the proposed building is informed by the Red House in Bosham, which was built in the 1930s incorporating a Classical Georgian style yet with a clear revival or Neo-Georgian influence and features. The Red House was reputedly designed by a pupil of Lutyens and Edwin Lutyens was a proponent of the Arts and Crafts approach and philosophy in his earlier years before turning to more Classically inspired designs.

- 6.18 The proposed detailing to the new building at Denman's Lane includes two brick chimney stacks, positioned symmetrically to avoid dominating the roofscape, and to break up the mass of the roof. Dormer windows would further break up any sense of mass to the roof. The main elevations include a brick string course to break up the elevations further. Detailed soffits below the eaves would enhance this.
- 6.19 Landscaping across the application site, most notably along its boundary, would ensure the proposed house and detached garage continue to be understood in the context of the verdant character of Denman's Lane.



Main elevation of The Red House, Bosham

- 7.1 Lane House is c.20m west of the western boundary of the Lindfield Conservation Area and, following assessment, is not considered to meet the criteria, to a high enough degree, to be considered a non-designated heritage asset. Lane House and the plot within which it is located provide a positive aspect to the setting of the Conservation Area which is formed of a semi-rural character as Denman's Lane moves westward past Compton Road. The verdant boundary to Denman's Lane and the relationship the building has within its plot contributes to this setting. Lane House dates to the inter-war period and the formation of Denman's Lane, however this phasing is not an appreciable contributor to the understanding of Lindfield Conservation Area or its character or the overriding character of Denman's Lane. The grounds in which it is located mean it has a limited appreciability in the context of the Conservation Area.
- 7.2 While the proposed demolition of the existing Lane House would see the loss of an inter-war building, it would not result in harm to the significance of the Lindfield Conservation Area, as the aspects of the plot which contribute to the setting of the Conservation Area at Denman's Lane would be preserved. The loss of the building would alter the relationship of the plot with its main structure, however it is proposed to erect a replacement dwelling in the area of the plot of the existing building.
- 7.3 The proposed replacement building possesses a Neo-Georgian appearance which incorporates certain Classically inspired attributes of proportion and symmetry but with a revivalist reinterpretation of the style so as to avoid being a pastiche or confusing the story of the evolution of Denman's Lane. The reinterpretation or revisiting of earlier architectural styles was not uncommon in the inter-war period, influenced by the earlier Arts and Crafts philosophy, and it is therefore considered that the proposed building successfully echoes the approach taken to the building of Denman's Lane in the 1920s.
- 7.4 The proposed development scheme would preserve the character and appearance of the Lindfield Conservation Area and ensure that the semi-rural character of the setting of, and approach to, the Conservation Area along Denman's Lane is preserved, with no effect on significance. The spacious plot of Lane House would be retained, and the plot, as part of an area of transition between the historic High Street and more modern built form to the west, characterised by the verdant landscaping, absence of through traffic and thus referencing the past rural context of Lindfield to the west, would be preserved.
- 7.5 The character and appearance of the Lindfield Conservation Area would be preserved in accordance with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF (2026) and relevant policies of the Mid Sussex District Plan and Lindfield and Lindfield Rural Neighbourhood Plan. The setting of the Lindfield Conservation Area would also be preserved in accordance with the NPPF (2026) and relevant policies of the Mid Sussex District Plan and the Lindfield and Lindfield Rural Neighbourhood Plan.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

The legislation does not refer the setting of Conservation Areas.

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF). Policy relating to the historic environment is set out at local level within the Mid Sussex District Plan 2014-2031.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 20 (Policies HE1-HE10) of the NPPF adopted in August 2026 constitutes the Government’s national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

Annex B of the NPPF defines Conservation/conserve (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains, preserves and, where appropriate, enhances its significance.”

Policy HE4 states that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in Chapter 20.

Policy HE5 requires that development proposals affecting heritage assets should be accompanied by an assessment of the significance of any heritage assets affected, including any contribution made by their setting, as well as the potential effect of the proposals on significance. The level of detail should be proportionate to the assets’ importance and sufficient to understand the potential impact of the proposals on their significance. The relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Policy HE5 goes on to state that assessments of potential effects of proposals on significance should identify whether proposals would be likely to:

- a) Have a positive effect, where significance of a heritage asset would be enhanced, or better revealed; or
- b) Have no effect on significance; or
- c) Result in harm to significance either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposals would seriously affect a key element of the asset’s significance; or
- d) Cause the total loss of the significance of a heritage asset

In making this assessment it is the effect on a heritage asset’s significance rather than the scale of the development which should be considered.

Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Policy HE6 states:

When considering the potential effect of a proposed development on the significance of a designated heritage asset, substantial weight should be given to the asset’s conservation, ‘irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of significance’. The more important the asset, the greater the weight should be.

Development proposals which would have a positive effect on a designated heritage asset should be supported.

Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with Paragraphs 4 to 6 of Policy HE6 as follows:

Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

Where a development proposals would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that can outweigh the harm or loss, or proposals meet criteria set out at Paragraph 5 of Policy HE6.

Development which would cause substantial harm to, or the total loss of, the significance of Grade II listed buildings or Grade II registered parks or gardens, should be exceptional; while development would cause substantial harm to, or the total loss of, assets of the highest significance, should be wholly exceptional.

Policy HE7 states that development proposals which would have a positive effect on a non-designated heritage asset should be supported. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposals and a balanced judgement made, having regard to the scale of any harm or loss and the significance of a non-designated heritage asset. Where a development proposals would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

Policy HE9 relates to development proposals conservation areas, requiring that proposals within or affecting the significance of conservation areas should: retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and, consider the area's special architectural or historic interest in the design of development.

Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or better reveal its significance) should be supported.

Policy HE10 relates to the loss of removal of heritage assets (whether designated or not), including requirements that the recording and advancing of an understanding of significance of the assets to be lost in a manner proportionate to its importance and potential impact upon it should be made publicly available.

LOCAL POLICY – MID SUSSEX DISTRICT COUNCIL

The site lies within the boundary of the Mid Sussex District Council Authority. The **Mid Sussex District Plan 2014-2031** was adopted in March 2018. The following policies within the District Plan relate to the historic environment and are relevant in relation to the present proposals:

Policy DP34: Listed Buildings and Other Heritage Assets:

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;

- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

Policy DP35: Conservation Areas

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

Development will also protect the setting of the conservation area and in particular views into and out of the area.

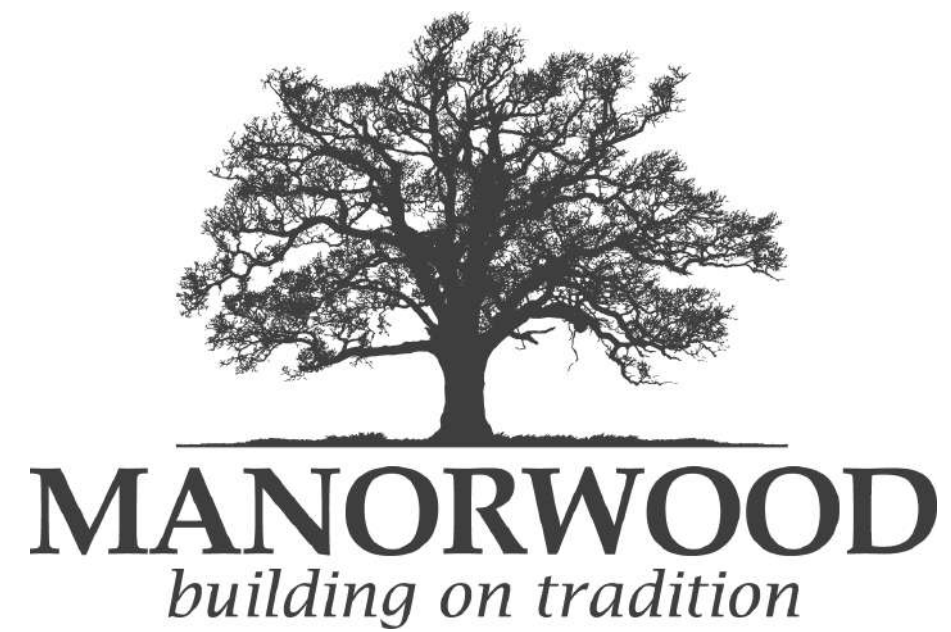
New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

The **Lindfield and Lindfield Rural Neighbourhood Plan 2014-2031** was adopted by Mid Sussex District Council in March 2016. Policy 7: Areas of Townscape Character identifies an area of Sunte Avenue/Hickmans Lane/Denman's Lane as one of five such Townscape Character areas. The Policy states that

Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate they have had regard to their impact on the character and appearance of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement.

In particular, proposals should:

- i. retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area;
- ii. retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and
- iii. avoid the demolition of existing buildings which contribute to the character and appearance of the area.



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