



LONDON OFFICE

Ms Catherine Cardin
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our Ref: P01604417

26th February 2026

Dear Ms Cardin

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**COTTAGE HOMES, CHURCH PLATT, CUCKFIELD, WEST SUSSEX RH17 5LA
Application No. DM/25/3209**

Thank you for your letter of 10th February 2026 regarding the above application for planning permission. We do not wish to comment in detail but offer the following general observations.

The scheme involves works at Cottage Homes, a non-designated heritage asset built in the early 1880s as a small terrace of almshouses in the Arts and Crafts style. The proposal includes demolition of the existing single-storey flat-roofed rear extensions and first-floor flat-roof dormer windows, to be replaced with two-storey rear extensions on the same footprints and larger dormer windows. A two-storey side extension at the southern end would also provide two additional flats.

The proposed development is located in a sensitive historic environment, within the Cuckfield Conservation Area and in close proximity to the grade I listed Church of the Holy Trinity, directly overlooking its churchyard.

Historic buildings derive their significance not only from their physical fabric but also from their setting - the surroundings in which they are experienced. On this basis, the development has the potential to impact both the setting of the church and the character and appearance of the conservation area and therefore requires a sensitive design approach. This should include careful consideration of how the layout, scale and materials of the proposed works relate to the surrounding heritage assets and contribute positively to their setting.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA
Telephone 020 7973 3700
HistoricEngland.org.uk



Such proposals will require detailed assessment by the Local Planning Authority and we refer you to the following published advice, which may be helpful in determining the application:

Historic England – *Design in the Historic Environment* (May 2025)

<https://historicengland.org.uk/advice/planning/design-in-the-historic-environment/#c2824ab7>

This guidance sets out good practice for design within the historic built environment, including eight key principles for building in context, which correspond to the National Design Guide (January 2021).

The National Design Guide offers useful guidance on the design considerations needed in order to achieve successful and contextual development:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

In particular, we draw your attention to the following subsections of Part 2:

- Context
 - C1 Understand and relate well to the site, its local and wider context
 - C2 Value heritage, local history and culture
- Identity
 - I1 Respond to existing local character and identity
 - I2 Well-designed, high-quality and attractive places and buildings

We also recommend that you seek the views of your specialist conservation adviser.

It is not necessary to consult us again on this application unless there are material changes to the proposals. If you require detailed advice from us, please contact us to explain your request.

Yours sincerely

Luciana Gallo

Luciana Gallo RIBA PhD FSA
Assistant Inspector of Historic Buildings and Areas
London and South-East Regions Group
M: 07384 826 458



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA
Telephone 020 7973 3700
HistoricEngland.org.uk