

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0745	Case Officer:	Emily Wade
Application Type:	Householder Application		
Proposal:	Retrospective application for the Installation of 3no. conservation style roof windows to ground floor rear roof and 1no. conservation style roof window to rear of main roof slope.		
Site:	17 High Street, Cuckfield, Haywards Heath, West Sussex, RH17 5JU, , ,		
Validation Date	20 Mar 2025	Overall Expiry Date:	25 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 May 2025
Target Date:	15 May 2025	Recommending Officer Signature:	Emily Wade

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Steven King	Date:	14 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0745

**17 High Street, Cuckfield, Haywards Heath, West Sussex, RH17 5JU, ,
Retrospective application for the Installation of 3no. conservation style roof windows to ground floor rear roof and 1no. conservation style roof window to rear of main roof slope.
Mr David Willis**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not relevant.

TOWN/PARISH COUNCIL OBSERVATIONS

No objection- whilst it is regrettable that another homeowner had felt it was acceptable to make changes to a listed building without seeking the correct approvals and having reviewed the application, committee agreed with the decision of the heritage officer.

INTRODUCTION

17 High Street is (with its neighbour no. 18) one of a pair of Grade II listed purpose-built shops dating from 1871 and located in a prominent position on Cuckfield High Street, within the Conservation Area. The current retrospective application is for the retention of 4 conservation style rooflights which have been introduced, one to the main roof of the building and three to a single storey rear outshot.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

17 High Street is (with its neighbour no. 18) one of a pair of Grade II listed purpose-built shops dating from 1871 and located in a prominent position on Cuckfield High Street, within the Conservation Area.

APPLICATION DETAILS

The current proposal, which is retrospective, is for the retention of 4 conservation style rooflights which have been introduced, one to the main roof of the building and three to a single storey rear outshot.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the Cuckfield Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP34 Listed Buildings and Other Heritage Assets.

DP35 Conservation Areas

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Neighbourhood Plan

The Cuckfield Neighbourhood Plan was made on 1 October 2014.

CNP1- Design of New Development and Conservation.

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB2 Listed Buildings and Other Heritage Assets

DPB3 Conservation Areas

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

Paragraphs 210, 212-215 of the NPPF are relevant and state that:

'210. In determining planning applications, local planning authorities should take account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- o the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

212. When considering the impact of a proposed development on the significance

of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. 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.'

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In the exercise, with respect to any buildings or other land in a conservation area, of any [F1 functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'

ASSESSMENT

District Plan Policy DP34 will be relevant, and states that:

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

- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric...'*

District Plan Policy DP35 is also relevant and states that:

'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.'

The current proposal, which is retrospective, is for the retention of 4 conservation style rooflights which have been introduced, one to the main roof of the building and three to a single storey rear wing.

The rooflights are modest in size and of an appropriate style. That to the main house roof is to its northern side, and is visible in longer views looking southwards along the High Street from the junction with Broad Street. However, it is not unduly prominent in these views. The three rooflights installed to the roof of the single storey rear wing are not visible from public viewpoints and have only a limited impact on the appearance of the building from its rear garden and surrounding properties.

On balance, although it is regrettable that the application is retrospective, the proposal is not considered contentious and preserves the special interest of the listed building and the character and appearance of the Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

PLANNING BALANCE AND CONCLUSION

It is recommended that planning permission is granted.

Decision: Permission

Case Officer: Emily Wade