



INTRODUCTION

Following the completion of works in June 2024 at Marlow House- a Grade II Listed Building located at 107 High Street, Lindfield, Haywards Heath, RH16 2HR- implementing planning applications DM/22/3694 and DM/22/3695 (with variations), Studio Kyson was appointed by the Applicant in March 2025 to prepare a part retrospective, part new Listed Building Consent application, which this document relates to.

It should be noted that this document is to be read in conjunction with the associated drawings produced by Studio Kyson, the detailed Heritage Statement prepared by HCUK, and Planning Statement prepared by DMH Stellard.

This document is a revision of the original one submitted under planning application ref. DM/25/1103 in response to the Conservation Officer comments and Historic England response.

INTRODUCTION

DOCUMENT CONTROL

Since the last submission of DAS Rev H, submitted with application DM/25/1103 the following pages within this document Rev J and formal drawings were amended / changed:

DAS PAGES:

1,3, 75, 76, 82, 84, 88, 89, 95, 115 - 117, 130, 132, 137 – 162, 167, 177, 185, 200, 214, 215.
(Refer to adjacent schedule of changes)

FORMAL DRAWINGS:

2000_C
2001_D 5011_A
2002_C 5013_C
4000_C 5017_B
5003_B 5018_B
5007_C 5020_B
5008_C 5028_B
 5029_B

NEW DRAWINGS:

900-25_7000_Gable Sash Window Detail 1to5 @A3

ASSUMPTIONS/ CLARIFICATIONS

It is assumed that the relevant Heritage/ Structural specialists will comment on the heritage/ structural matters of this proposal.

SCHEDULE OF DAS CHANGES

- 1 Revision Letter in Document title amended
- 3 Document control page updated to capture changes as outlined in cover letter
- 75 No material changes, spelling corrections
- 76 No material changes, spelling corrections
- 82 Drawn information adjacent the numer 11 tag has been updated to be more accurate
- 84 Bullet Point 22, and bullet points 1-10 now 1-9 - written content updated
- 88 Bullet Point 19 - formatting amended
- 89 Drawing Label #12 position & key description amended.
 Drawing label 16 key description amended.
- 95 Drawn information relating item 15 updated to be accurate to the proposed regularisation of the scheme
- 115 Paragraphs 1 & 2 updated in text, Style of window changed on ‘Internal Elevation 1’ drawing to better reflect proposals
- 116 New Content relating to Historic window reinstatement to better capture the proposals
- 117 New Content relating to Historic window reinstatement to better capture the proposals
- 130 No material changes, spelling corrections
- 132 New Content communicating the extent of Underfloor heating throughout the GF
- 137 - New Content communicating the extent of the improvements to the Timber Frame
- 162 New Content communicating the extent of the improvements to the Timber Frame
- 167 Annotations to Attic floor plan updated to better communicate the proposals
- 177 Was P134 - Content relating to Basement re-located within document.
- 185 Was P136 - Para 3 added. Pictures & Annotations added
- 200 Was P173 - Key added to drawing. Text substantially updated
- 214 Harm & Benefits table updated to better communicate the proposals and to be co-ordinated with HCUK Heritage Statement
- 215 Conclusions updated to better communicate the proposals

PREVIOUSLY ISSUED DRAWINGS AND FILED WITHIN DM/25/3132:
(Still Applicable & relevant to this application)

- 900-25_0500_Proposed_Site Location and Site Plan_1to100 and 1to250@A1
- 900-25_2003_Proposed_Roof Plan_1to50@A1
- 900-25_2400_A_As Built Services_Basement and Ground Floor_1to50@A1
- 900-25_2401_A_As Built Services_First Floor_1to50@A1
- 900-25_2402_A_As Built Services_Second Floor_1to50@A1
- 900-25_3000_A_Proposed_East and West Elevations_1to50@A1
- 900-25_3001_Proposed_North and South Elevations_1to50@A1
- 900-25_5000_Proposed_Bake House_Ground and Roof Plan_1to25@A1
- 900-25_5001_A_Proposed_Bake House_West and South Elevations_1to25@A
- 900-25_5002_A_Proposed_Bake House_North Elevation and Section AA_1to25@A1
- 900-25_5004_A_Proposed_GF WC Partition_1to25@A1
- 900-25_5005_A_Proposed_Removal of Chimney-Sheet 1of2_1to25@A1
- 900-25_5006_Proposed_Removal of Chimney-Sheet 2of2_1to25@A1
- 900-25_5009_A_Proposed_AC AHU Timber Enclosure_1to25@A1
- 900-25_5010_Proposed_Flat Roof Infill-Sheet 1of2_1to25@A1
- 900-25_5012_Proposed_Driveway Gates_1to25@A1
- 900-25_5014_Proposed_Pergola and Ornamental Arch_1to25@A1
- 900-25_5015_Proposed_GF Utility Room_1to25@A1
- 900-25_5016_A_Proposed_Entrance Passage Timber Cladding_1to25@A1
- 900-25_5019_A_Proposed_Removal of Rooflights_1to25@A1
- 900-25_5021_Proposed_Well Shaft_1to25@A1
- 900-25_5022_A_Proposed_First Floor SE Bedroom Vaulted Ceiling_1to25@A1
- 900-25_5023_A_Proposed_Replacement Casement Window_1to10@A1
- 900-25_5024_A_Proposed_Balustrade to Terrace - Sheet 1of2_1to25@A1
- 900-25_5025_Proposed_Balustrade to Terrace - Sheet 2of2_1to10@A1
- 900-25_5026_A_Proposed_Removal of Partition Wall in Lounge_1to25@A1



**PART I | CONTEXTUAL SETTING &
SITE ANALYSIS**

CONTEXTUAL SETTING & ANALYSIS

SITE LOCATION



The site is located on the West side of Lindfield High Street, Lindfield, which runs on a North to South axis and is located to the North of Haywards Heath. The site falls under the jurisdiction of Mid Sussex District Council.



CONTEXTUAL SETTING & ANALYSIS

PROPOSAL SITE

Marlow House at 107 High Street, Lindfield, also under name Arminta, is a Grade II Listed (listing from early 1980s) detached house spread over 2,691 square feet. The building dates back to the 15th century. Its original timber framing is hidden beneath a 19th-century re-fronting, which included the addition of a shop window to the left hand side.

The dwelling sits directly onto the frontage pavement and has a large rear garden with vehicle access off Hickman's Lane (passing behind numbers 101, 103, and 105 High Street. There is a three-bay garage in the rear garden.

To either side of the building are other listed buildings- Everydens to the north is listed Grade II and dates from the 17th century, and Limes Cottage to the south, also Grade II listed, dates from the 16th century.

The building was converted to residential use (from a former restaurant use) in the early 1990s.

The dwelling is situated within the Lindfield Conservation Area and the built up area as defined in the District and Neighbourhood Plans.



Site Plan Map



View looking South



View looking West



View looking North



View looking East

CONTEXTUAL SETTING & ANALYSIS

SITE CONTEXT PHOTOS



View looking South along High Street



View looking North along High Street



Street access to the rear of the site from Hickmans Lane



Street view of the facade.

CONTEXTUAL SETTING & ANALYSIS

LISTED BUILDING - ARMINTA, 107, HIGH STREET

Heritage Category: Listed Building
Grade: II
Date first listed:10-Sep-1951
List Entry Name: ARMINTA
Statutory Address: ARMINTA, 107, HIGH STREET
Listing NGR: TQ3476525662

TQ 3426 LINDFIELD HIGH STREET
(west side) 6/169 No 107 (Araminta) 10.9.51 (formerly listed as Marlow House (Araminta Tea Shop)) GV II House and restaurant, formerly house. C15 timber-framed building refronted in C19. West elevation now stuccoed on plinth; tiled roof having off central multiple brick chimney stack. 2 storeys; 3 windows. 1st floor has 3 C19 metal casements. Ground floor has to south an early C19 centred shop window of 30 panes and 2 other 3 light canted bays. Early C19 door case with flat hood on brackets and panelled reveals, but the original door had been replaced by an iron gate at the time of survey. Original external chimney stack to south.

Source: historicengland.org.uk



Historic photographs of the Arminta building



CONTEXTUAL SETTING & ANALYSIS

LISTED BUILDING - OLD BAKERY, 65 HIGH STREET

Heritage Category: Listed Building

Grade: II*

Statutory Address: 65 High Street, Lindfield, West Sussex

Listing NGR: 1353307

The Old Bakery is a Grade II* building located 3 min away from Marlow House. It has been recently converted to residential use following the approval of the planning application, as below:

Application number: DM/23/2304

Date of Approval: 20 August 2024

Description: *Change of use from Class E to residential dwelling Class C3 to form part of the existing residential property. Proposed and retrospective internal and external alterations including rear gates. (Amended Plans received 14/05/2024 and 20/05/2024).*

It is noted that the changes approved for the building of higher listing and heritage value are similar to the changes now being proposed—and applied for retrospectively—for Marlow House. However, the works at Marlow House were not permitted. This demonstrates an inconsistency in the approach and assessment by the same Conservation Officer.

Among others, the following changes (similar to Marlow House changes) to the historic fabric were approved:

- Ground Floor: introduction of new toilet within the historic building ground floor
- Basement: new ceiling structure to replace the decayed fabric that was being supported on posts. Ceiling level raised
- 1st Floor Bedroom 3 - Vaulted Ceiling/Exposed roof rafters with breathable insulation friction fitted between the rafters and finished with wood-wool board, lime based plaster and breathable paint.
- External wall to rear: unsympathetic, not in-keeping brickwork used for rear neighbouring wall - as opposed to in-keeping brickwork used for Marlow House bakehouse



As-built rear brickwork wall



Bedroom 3 vaulted ceiling



Recent Google Streetview of the Old Bakery building

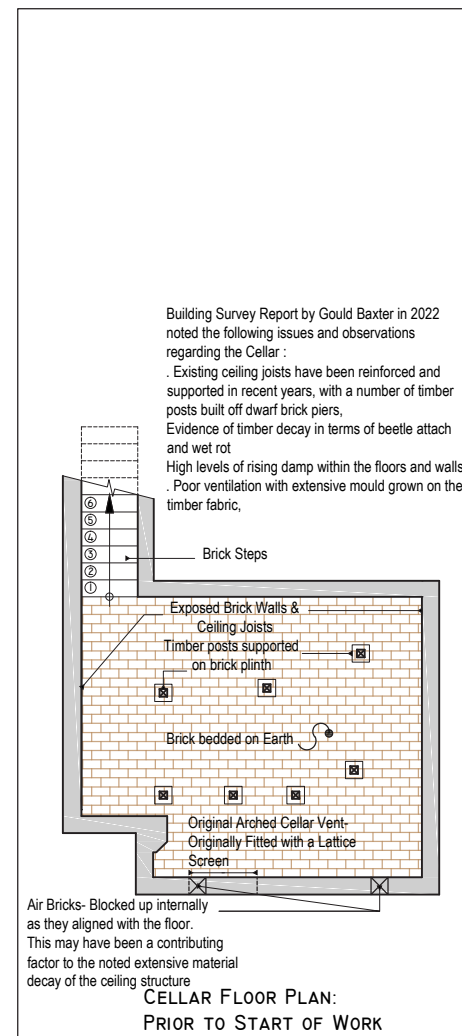


Location of the Old Bakery in relation to Marlow House

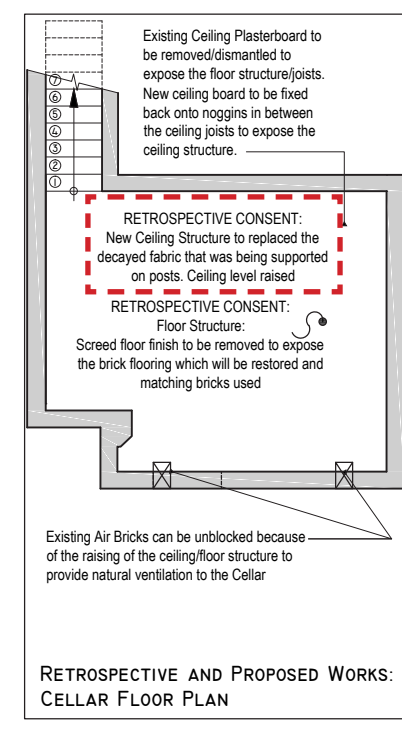
CONTEXTUAL SETTING & ANALYSIS

LISTED BUILDING - OLD BAKERY, 65 HIGH STREET

Comparison of existing and proposed (and approved) plans for the Old Bakehouse basement highlights changes to basement ceiling.



Application DM/23/2304 Existing Basement Floor Plan

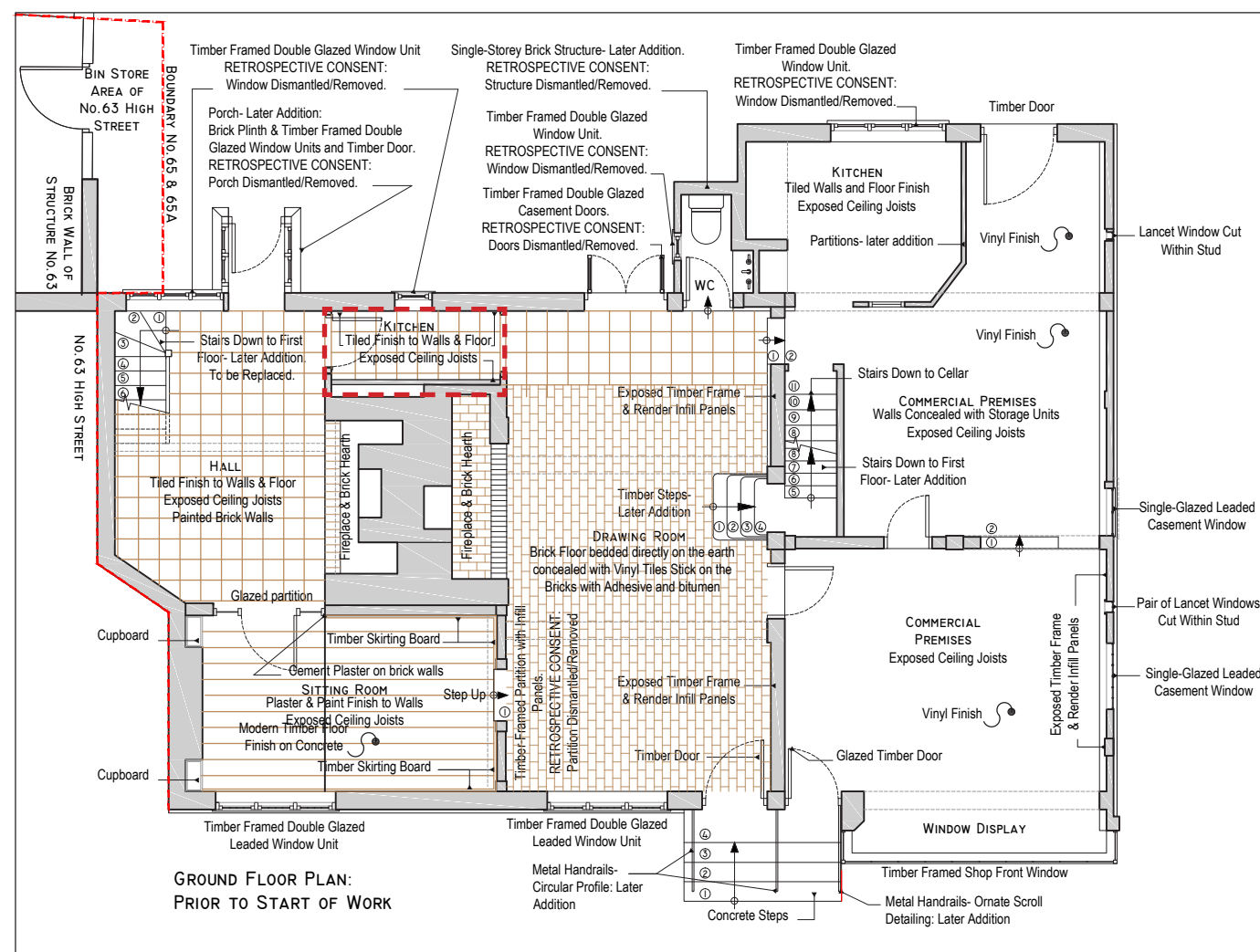


Application DM/23/2304 Proposed Basement Floor Plan

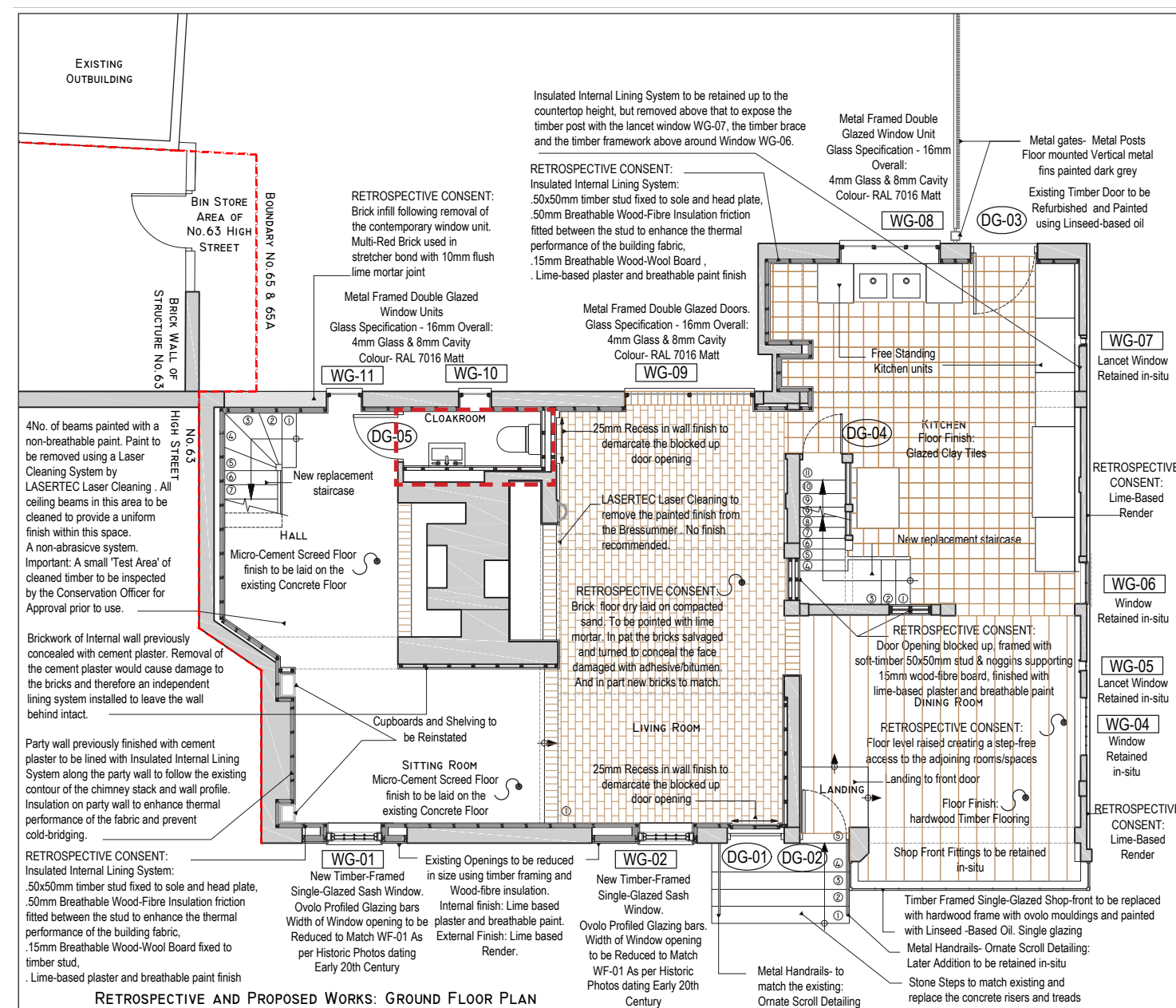
CONTEXTUAL SETTING & ANALYSIS

LISTED BUILDING - OLD BAKERY, 65 HIGH STREET

Comparison of existing and proposed (and approved) plans for the Old Bakehouse ground floor highlights the new location of toilet within the historic building.



Application DM/23/2304 Existing Ground Floor Plan



Application DM/23/2304 Proposed Ground Floor Plan

[illegible]

107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



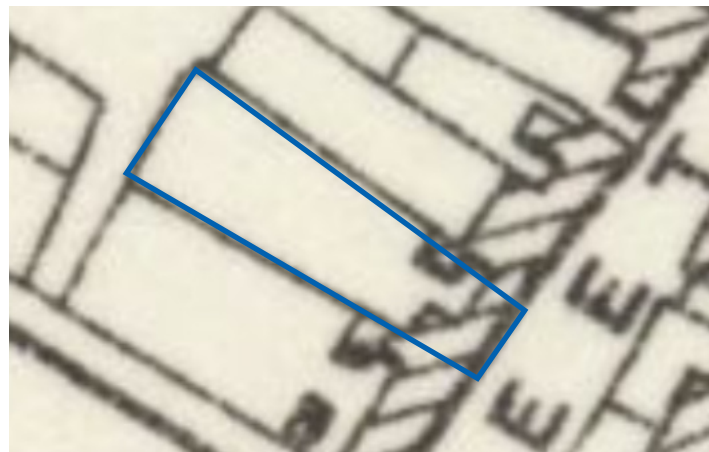
CONTEXTUAL SETTING & ANALYSIS

107, HIGH STREET - HISTORIC MAPS



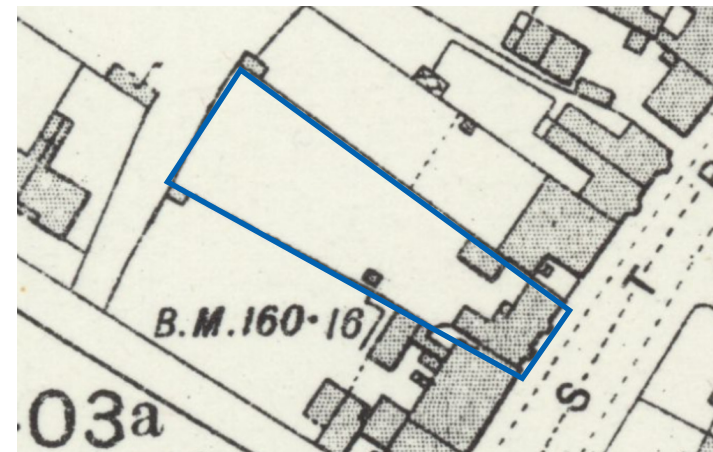
1874

On the map from 1874, the building is shown with the shopfront element to the southeast and detached bakehouse to the rear.



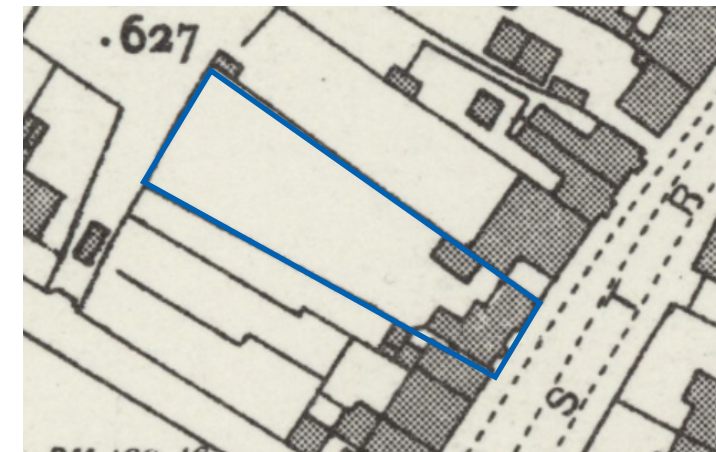
1896

By 1896, the mapping of the plot remains the same and the bakehouse is shown as detached. The Victorian projecting rear wing is also quite notable, but the front lacks a shape definition – though clearly no notable changes following change of use are evident.

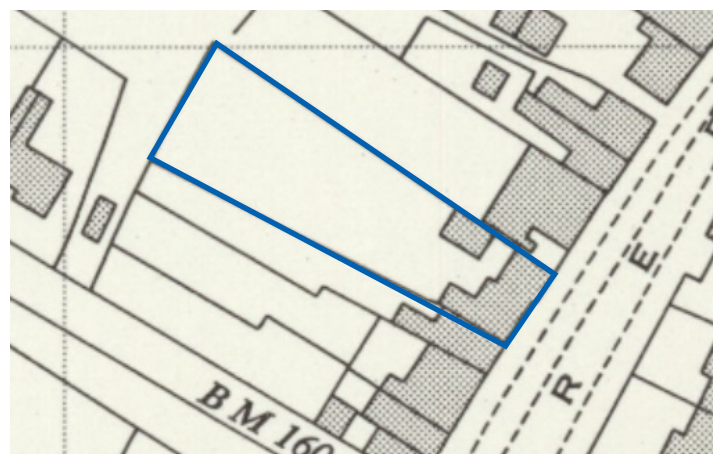


1909

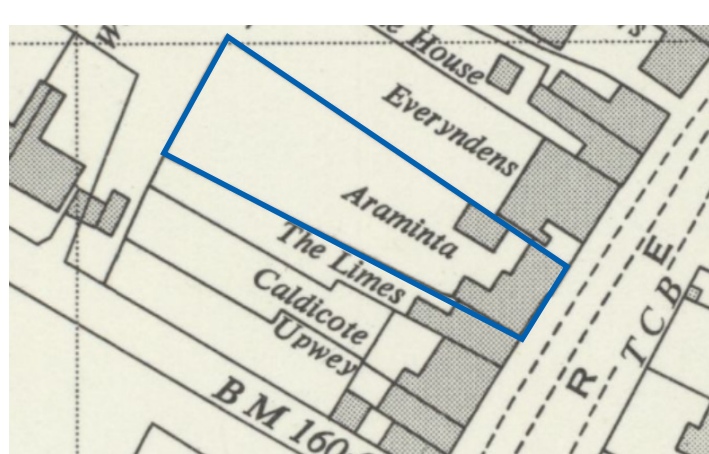
By 1909, the mapping suggests that there might be a form of connection from the house to the bakehouse. This may have been in existence in 1896, but the mapping definition is not clear enough to confirm definitively. There has been land development to the west of the plot.



1938

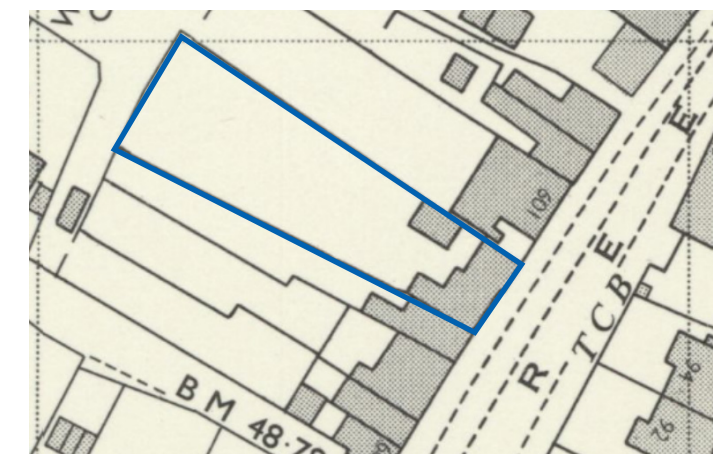


1954



1961

Confirmation of the alternative name on the 1961 map, 'Araminta'.



1970

By 1970 little has changed.



2001

Rear extension and conservatories constructed in early 2000s connected the dwelling with the bake house.

 Site Boundary

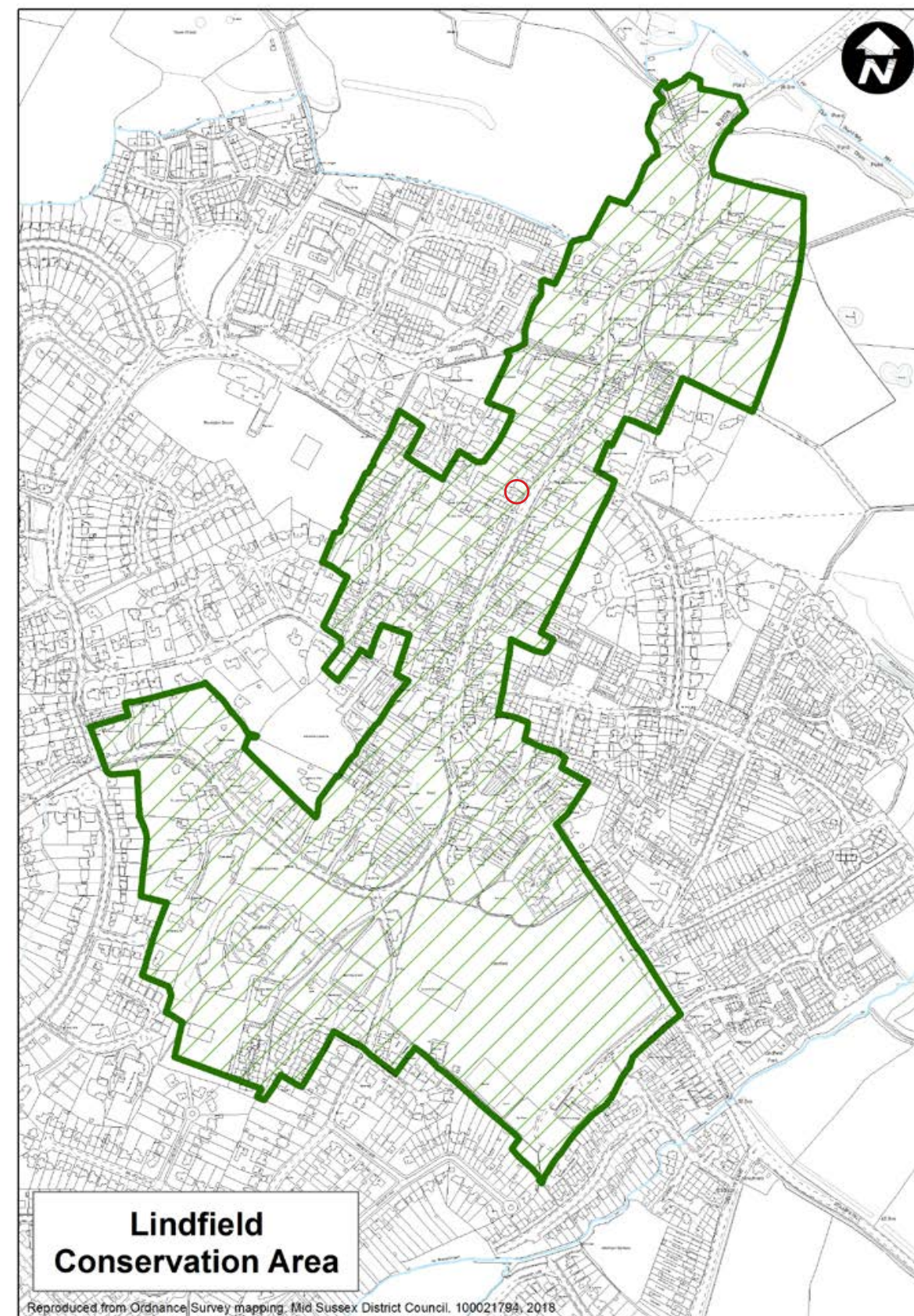
CONTEXTUAL SETTING & ANALYSIS

LINDFIELD CONSERVATION AREA

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. The Conservation Area was first extended in 1989 to include the properties in Black Hill and again in 1998 to include Compton Road.

Lindfield has a strong individual village identity with a pond, a common, 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. One of the most attractive features in the south part of the High Street is the way in which shops alternate with other uses. Black Hill forms an important approach to the village, the hill and the bend in the road providing changing views of trees and buildings and a glimpse of the Common beyond. Compton Road is indicative of how Lindfield grew in the early twentieth century, comprising mainly brick built dwellings with clay tiled roofs and retaining many of their original features. The following features, in particular, contribute to the character of the Conservation Area:

- *the variety of buildings both in terms of age and architectural style and detail including timber framing, a variety of brick bonds, original features such as windows, chimneys and doors;*
- *the use of natural and traditional building materials including clay tiled roofs, sandstone, Horsham Stone roofs, mathematical tiles, tile hanging and stucco;*
- *the rising curve of the High Street with the Church as a focal point;*
- *a tree and hedge lined approach into the village from the north;*
- *the presence of trees and hedges around and between the buildings in Black Hill which contribute to the overall character and appearance of the area;*
- *the trees along the High Street;*
- *the work of Charles Kempe at Old Place; and*
- *the large residential properties in Black Hill set well back from the road in spacious grounds.*



Lindfield Conservation Area - plan extracted from 'Conservation Areas in Mid Sussex'

○ Indicative site location



PART II | PLANNING HISTORY



PLANNING HISTORY

RELEVANT PLANNING APPLICATIONS

<u>LF/010/87</u> Granted: 13/03/1987 Description: ‘ <i>Change of Use - From Restaurant to Residential - Approved (Approval (Renewed under reference LF/007/92, 03/04/1992))</i> ’	<u>LF/083/96/AP1</u> Granted: 26/07/1999 Description: ‘ <i>Amended Plans: 2 storey rear extension and demolish two storey housing WCs.</i> ’	<u>DM/22/3694 & DM/22/3695</u> <u>(concurrent Listed Building Consent Application)</u> <u>Amended plans received on 17th March 2023</u> Granted: 12/05/2023 Description: ‘ <i>Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting.</i> ’	<u>DM/23/1605</u> Granted: 11/10/2023 Description: ‘ <i>Discharge of Planning Conditions No’s: 1,2,3,4,9,11 and 12 relating to planning application DM/22/3695</i> ’
<u>LF/063/87 and LF/064/87</u> Granted: 11/08/1987 Description: ‘ <i>Extension and alterations to provide living accommodation following change of use from restaurant</i> ’	<u>LF/084/96/AP1</u> Granted: 26/07/1999 Description: ‘ <i>Amended Plans: Two storey rear extension and demolish flat roof rear extensiion.</i> ’		<u>DM/23/2785</u> Granted: 18/12/2023 Description: ‘ <i>Replacement front entrance door. This application seeks to amend the design approved under references DM/22/3694 and DM/22/3695, and the detailing subsequently approved under Discharge of Conditions references DM/23/1565 and DM/23/1605.</i> ’
<u>LF/007/92</u> Granted: 03/04/1992 Description: ‘ <i>Renewal of unimplemented permission LF/010/87. Change of use from restaurant to residential.</i> ’	<u>02/008521 & 02/00852/LBC</u> Granted: 09/07/2002 Description: ‘ <i>Addition of a single storey conservatory to rear of existing building and addition of a dormer window to existing single storey outhouse.</i> ’		<u>DM/23/3089</u> Granted: 04/12/2023 Description: ‘ <i>Replacement front entrance door.</i> ’
<u>LF/083/96</u> Granted: 11/03/1997 Description: ‘ <i>2 storey rear extension and demolish two storey housing WCs.</i> ’	<u>08/02665/FUL</u> Refusal: 17/10/2008 Description: ‘ <i>Construction of 2 bedroom single storey dwelling on land to the rear of 107 High street, Lindfield together with the removal of sections of fence to enable provision of vehicle access for 105, and 103 High Street.</i> ’	<u>DM/23/1565</u> Granted: 11/10/2023 Description: ‘ <i>Discharge of conditions 3, 5, 6, 8 and 9 in relation to DM/22/3694.</i> ’	<u>DM/24/0987</u> Granted: 04/10/2024 Description: ‘ <i>Retrospective application to re-build the chimney after work commenced on previous application DM/22/3694, where chimney crumbled away.</i> ’
<u>LF/084/96</u> Granted: 11/03/1997 Description: ‘ <i>2 storey rear extensions and demolish flat roof rear extension.</i> ’	<u>13/03755/FUL</u> Granted: 20/02/2014 Description: ‘ <i>Oak framed detached garage</i> ’		



PLANNING HISTORY

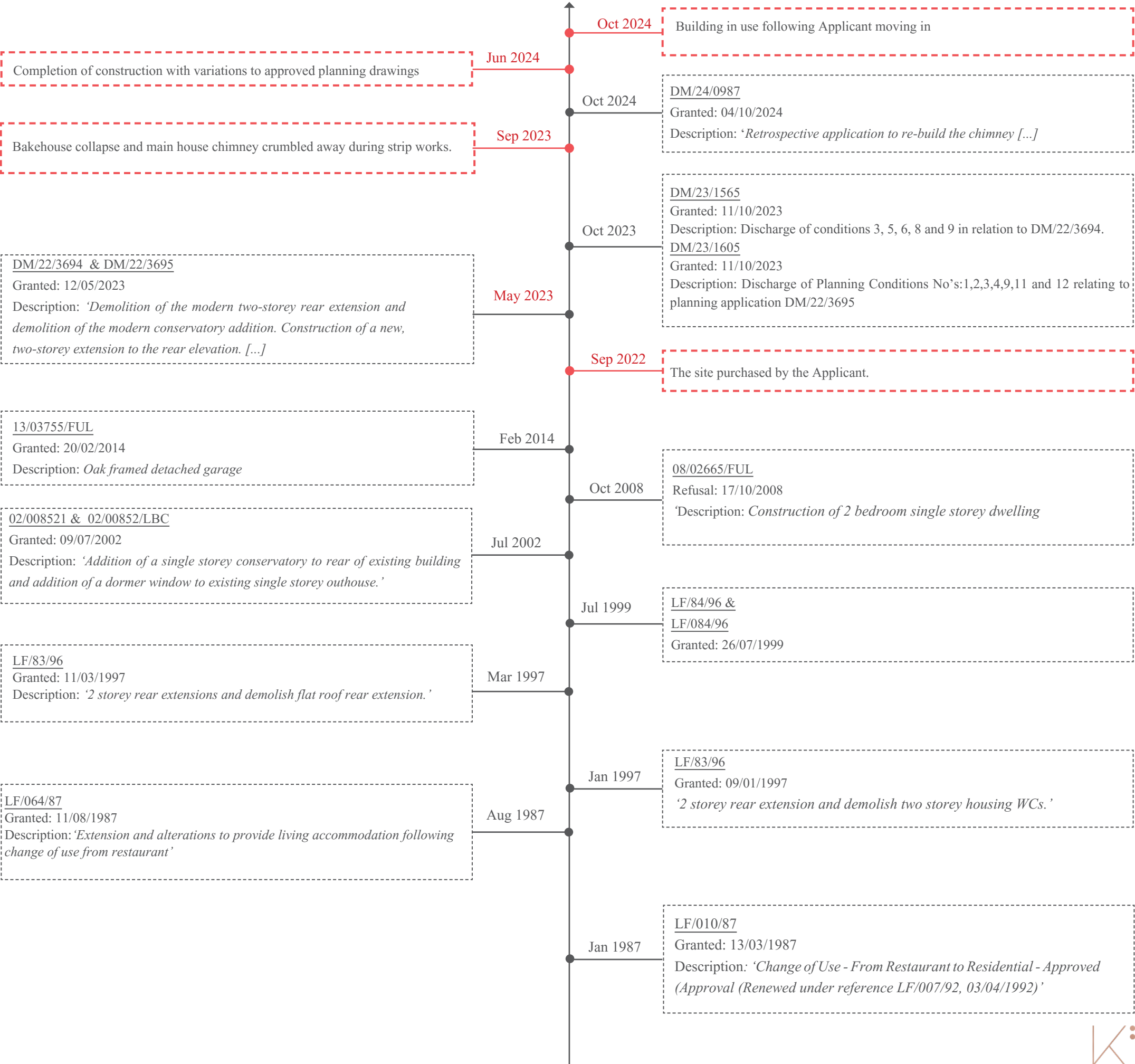
RELEVANT PLANNING APPLICATIONS

The accompanying diagram outlines the timeline of planning approvals granted and key events that have occurred from 1987 to the present.

KEY

Planning approvals

Action / event



PLANNING HISTORY

TIMELINE OF CHANGES

The accompanying diagram illustrates changes to Marlow House undertaken over time.

KEY:

-  Historic building
-  Existing addition
-  Two storey new addition
-  Single storey new addition

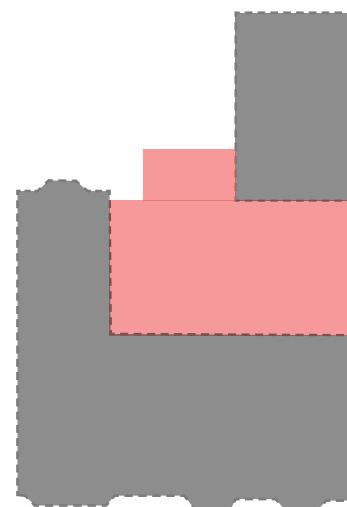


1987

1. LF/064/87

Granted: 11/08/1987

Description: 'Extension and alterations to provide living accommodation following change of use from restaurant'

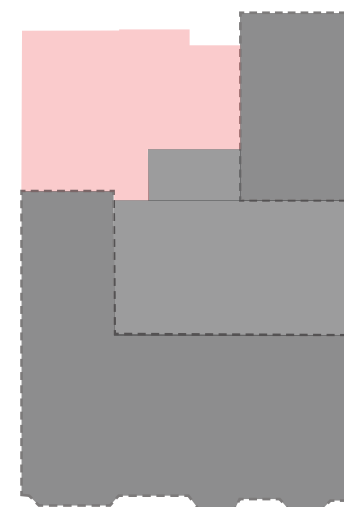


1997

3. LF/083/96

Granted: 11/03/1997

Description: '2 storey rear extension and demolish two storey housing WCs.'

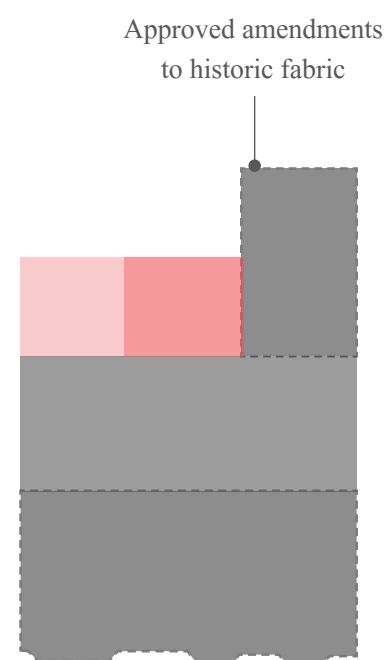


2002

4. 02/008521 & 02/00852/LBC

Granted: 09/07/2002

Description: 'Addition of a single storey conservatory to rear of existing building and addition of a dormer window to existing single storey outhouse.'

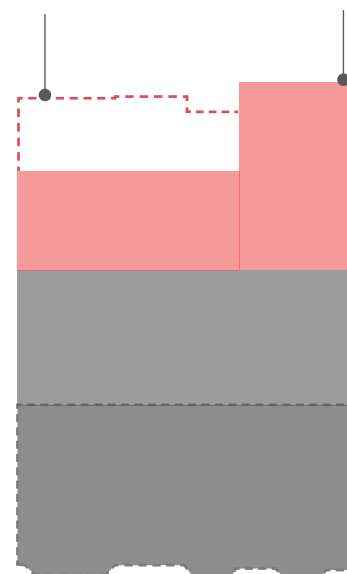


2023

5. DM/22/3694 & DM/22/3695

Granted: 12/05/2023

Footprint reduced Bake house reconstructed



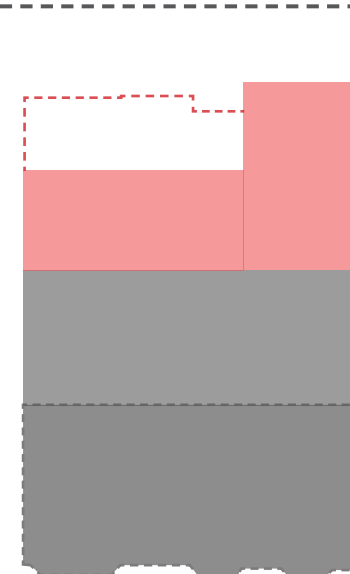
2024

6. DM/22/3694 & DM/22/3695

Granted: 12/05/2023

Constructed: April 2024

(with variations to approved drawings)



2025

7. Retrospective application for:

- works as approved under DM/22/3694 / DM/22/3695
- works deviating from the approved scheme
- proposed works regularising the scheme

PLANNING HISTORY

LF/064/87

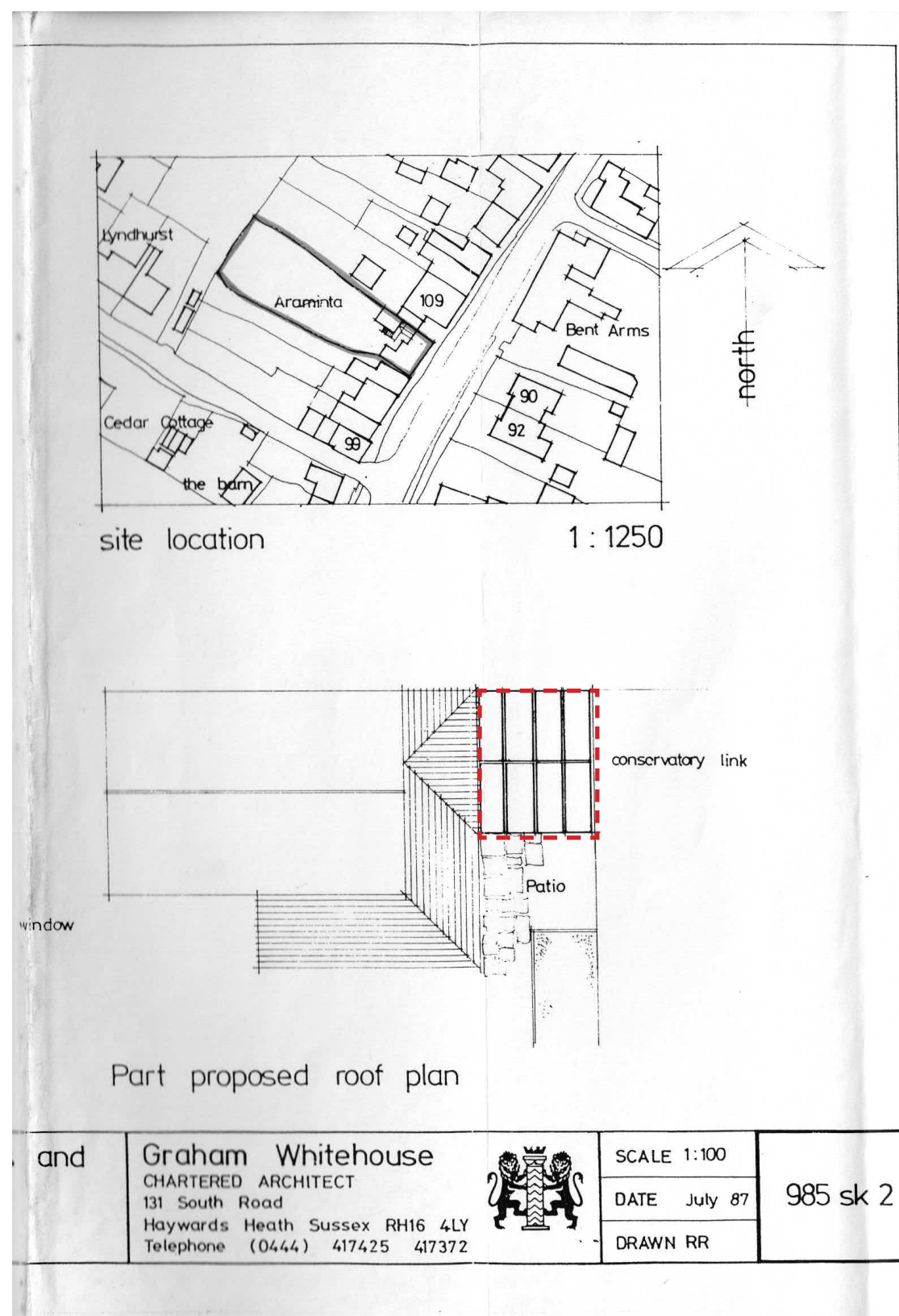
LF/063/87 and LF/064/87

Granted: 11/08/1987

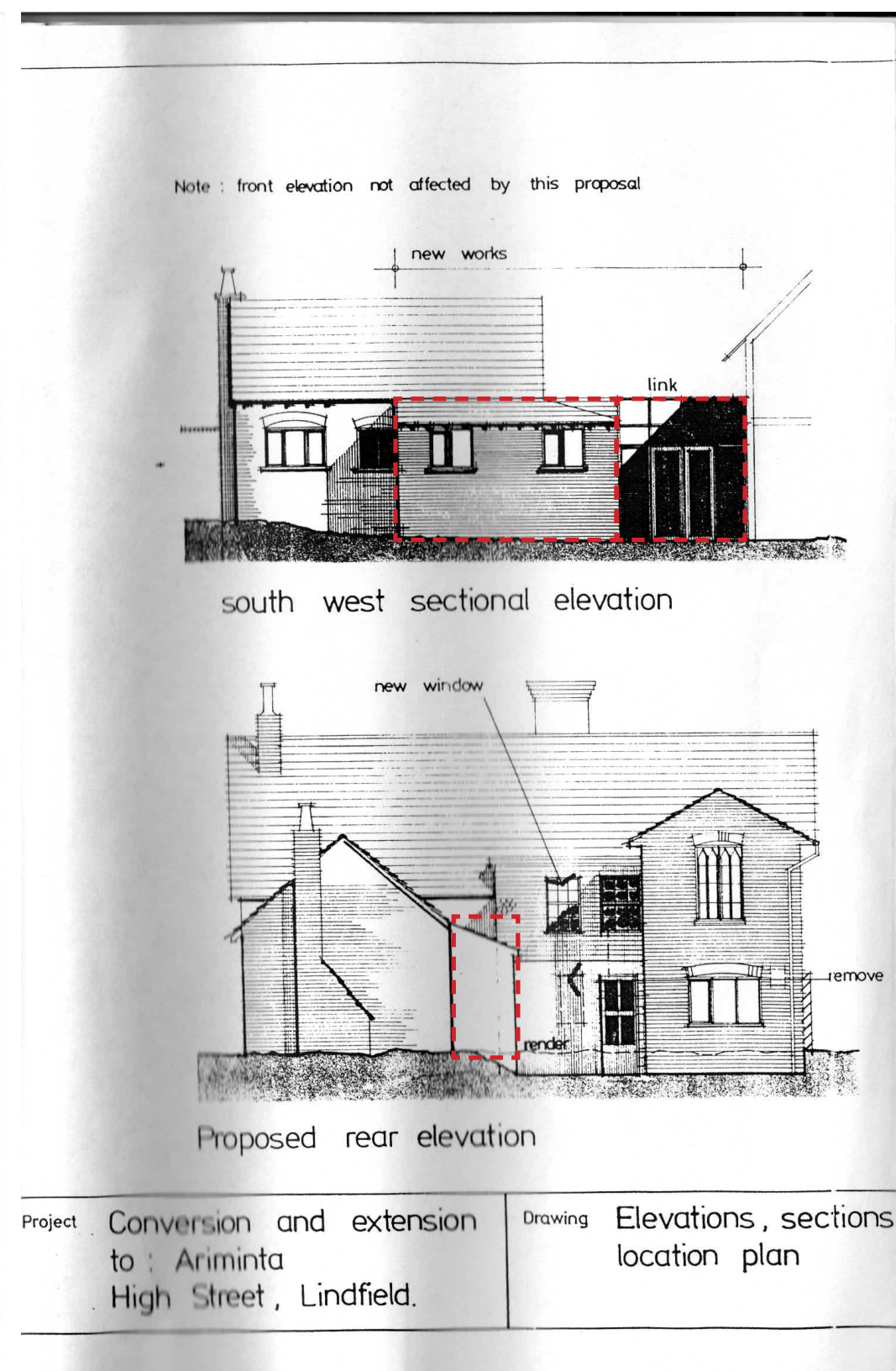
Description: 'Extension and alterations to provide living accommodation following change of use from restaurant'

OBSERVATIONS:

- Proposed connection of bake house to the main dwelling established by introduction of glazed link
- Chimney on front slope is not as it appears today
- Bakehouse was extended sideways, extensions disruptive to the reading of the listed outbuilding



Approved drawings under application LF/064/87

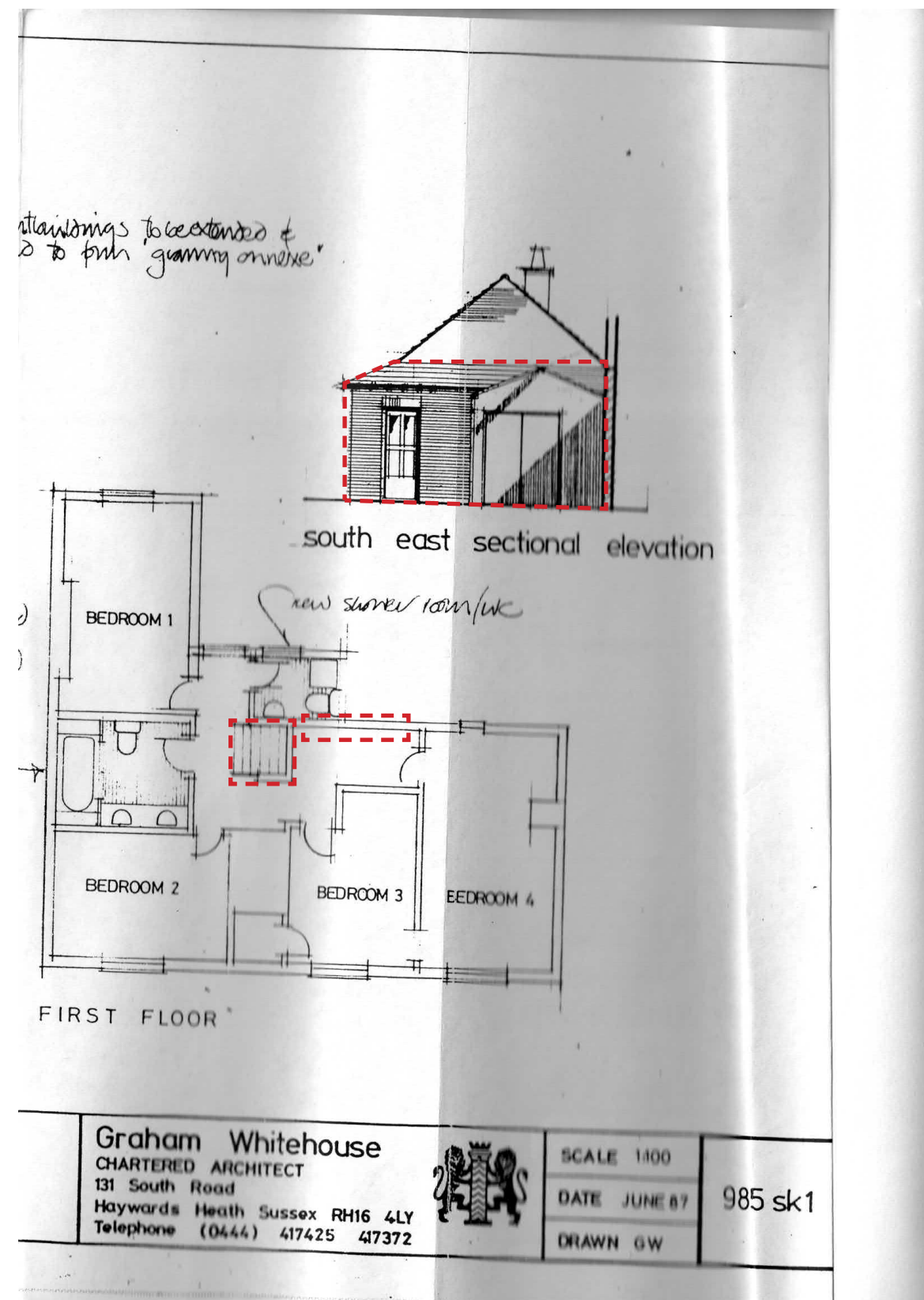
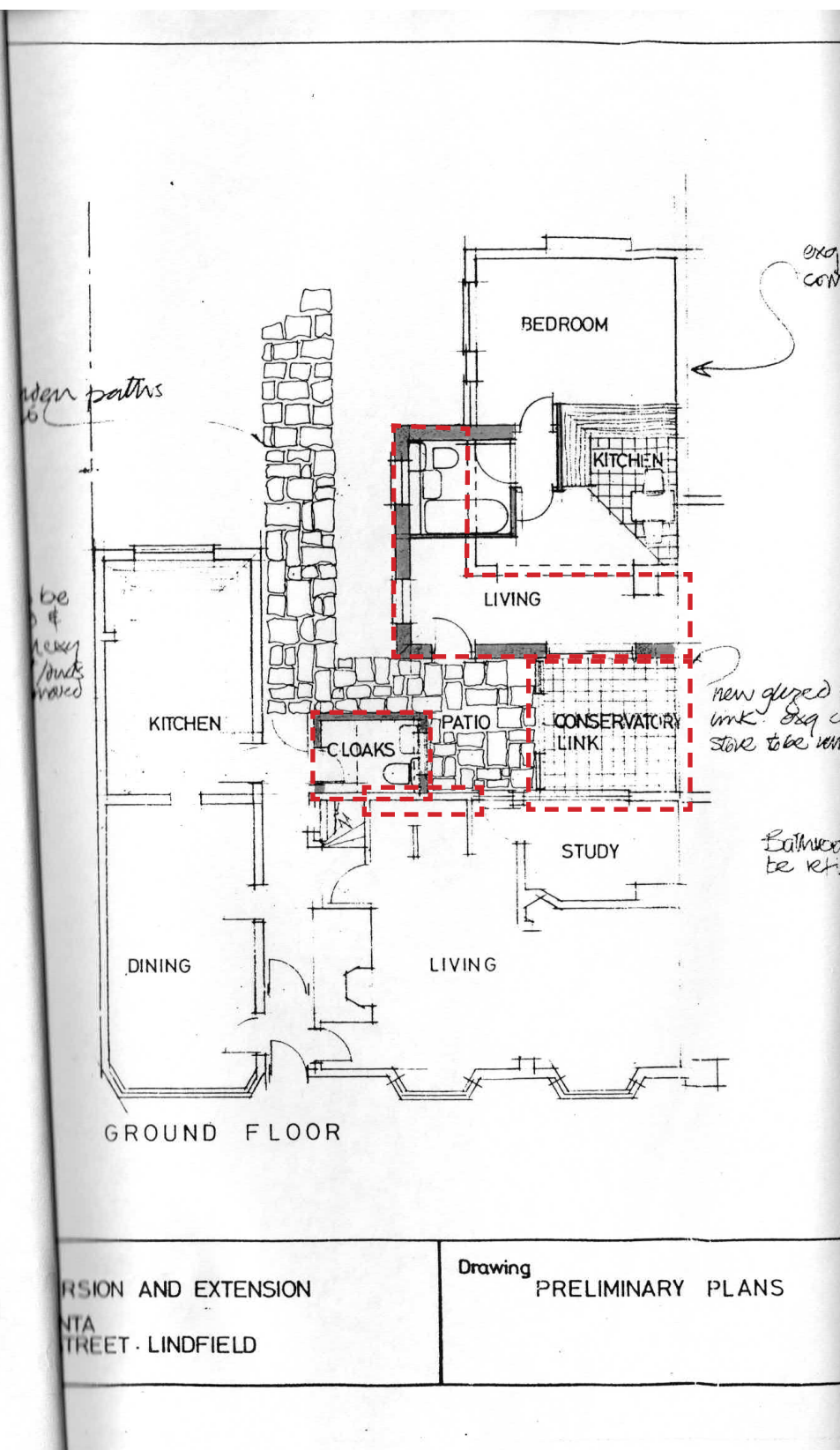


PLANNING HISTORY

LF/064/87

OBSERVATIONS:

- Proposed connection of bake house to main dwelling established by introduction of glazed link
- Chimney on front slope is not as it appears today
- Bake house was extended sideways
- Principle of a downstairs cloakroom was established
- Straight stair shown at first floor, not a second winding stair as on ground floor
- Bakehouse was extended sideways, extensions disruptive to the reading of the listed outbuilding
- No casement windows on rear elevation - these were not original features



Approved drawings under application LF/064/87

PLANNING HISTORY

LF/83/96

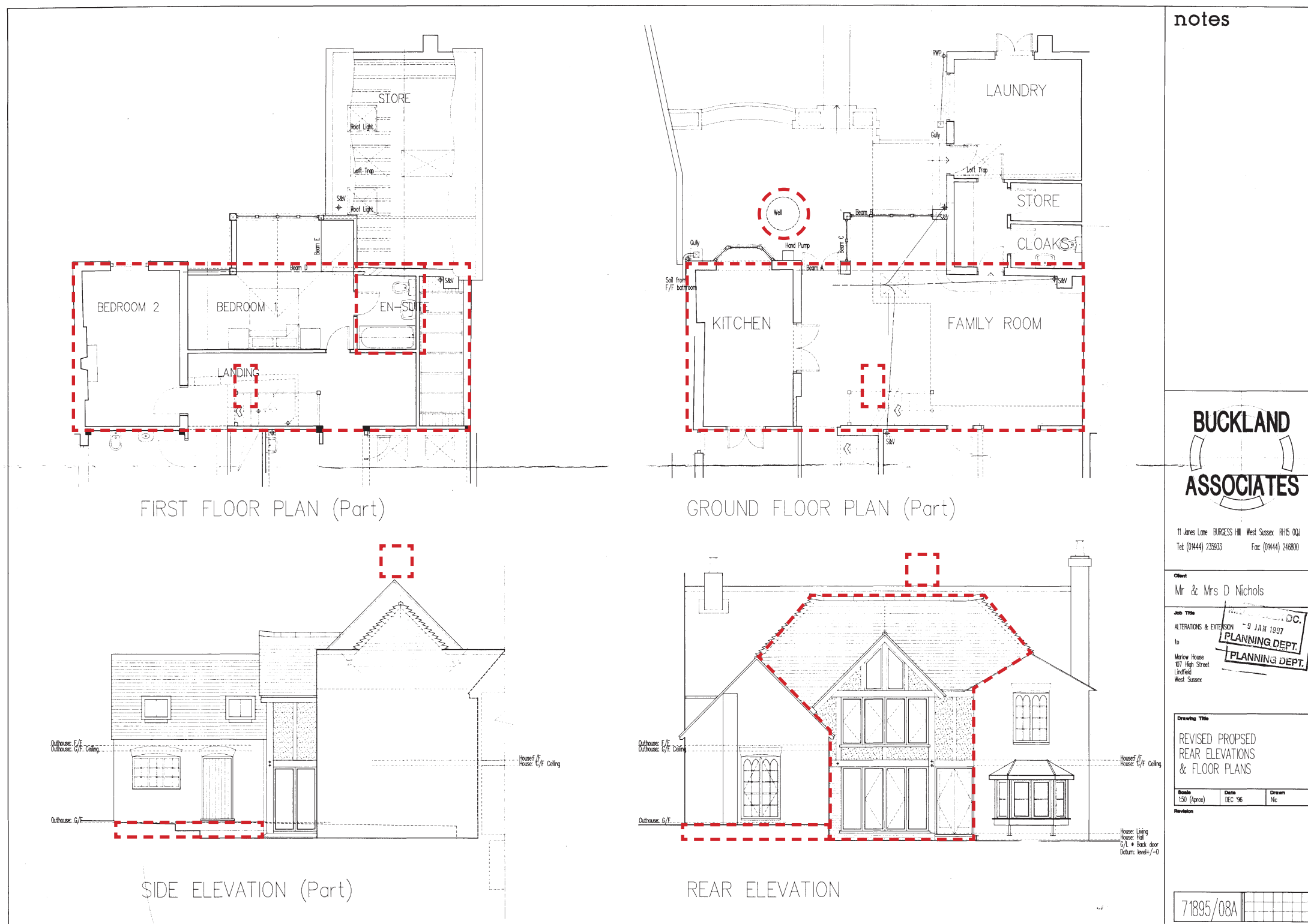
LF/83/96

Granted 09/01/1997

Proposal: '2 storey rear extensions and demolish 2 storey rear extension housing WCs.'

OBSERVATIONS:

- Proposals reinforced connection of bakehouse to main dwelling with full width extension, significantly changing the character and appearance of the property
- Incongruous roof form developed with different angled pitches and heights to the gables
- Levels reduced externally at foot of bakehouse
- Window heads and cills misaligned
- Window types all differ
- Building line of current 1st floor extension established
- Principle of bathroom in the roof space of the master suite established
- Well established on plan
- No chimney stack captured on drawings



Approved drawings under application LF/83/96

PLANNING HISTORY

LF/084/96/AP1

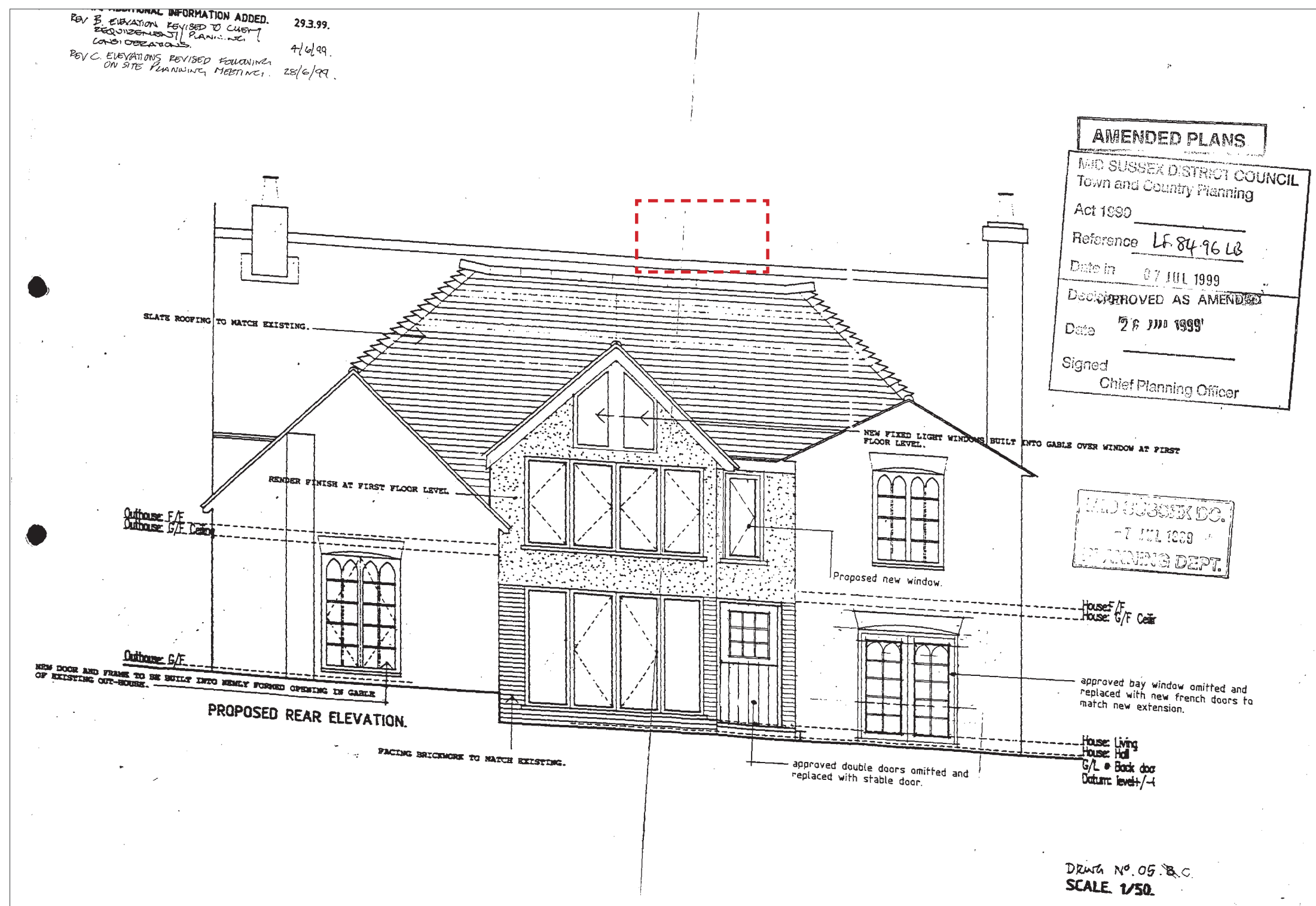
LF/084/96/AP1

Granted: 26/07/1999

Description: 'Amended Plans: Two storey rear extension and demolish flat roof rear extension.'

OBSERVATIONS:

- Proposals reinforce connection of bakehouse to main dwelling with full width extension, significantly changing the character and appearance of the property
- Incongruous roof form developed with different angled pitches and heights to the gables.
- Levels reduced externally at foot of bakehouse
- Window heads and cills misaligned
- Window types all differ
- Building line of current 1st floor extension established
- Principle of bathroom in the roof space of the master suit established
- Well established on plan
- Principle of timber cladding established
- No chimney stack captured on drawings



Approved drawing under application LF/084/96/AP1

PLANNING HISTORY

LF/02/00852/LBC

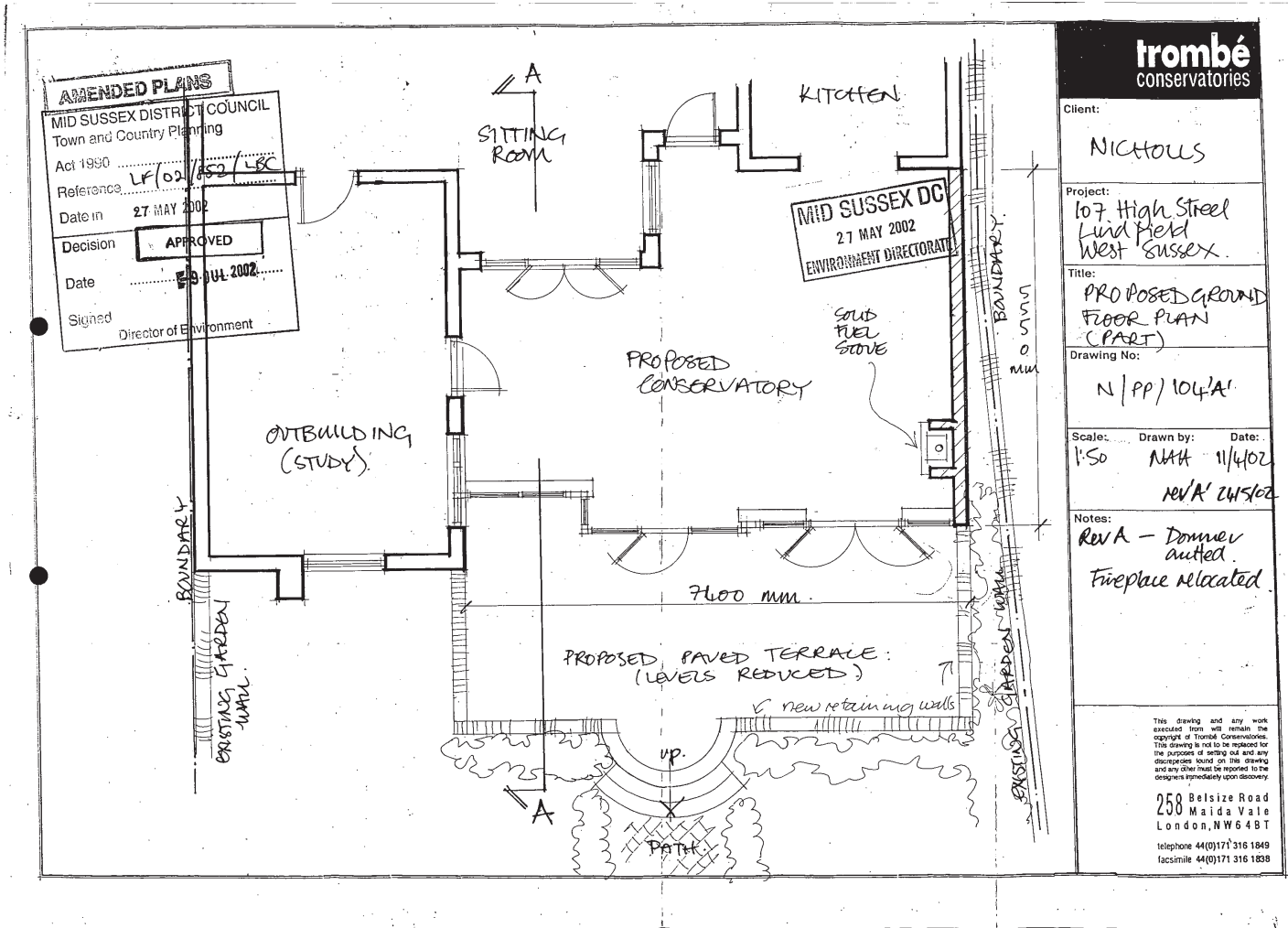
LF/02/00852/LBC

Granted: 09/07/2002

Description: 'Addition of a single storey conservatory to rear of existing building and addition of a dormer window to existing single storey outhouse.'

OBSERVATIONS:

- Proposals reinforce connection of bake house to main dwelling with full width extension in form of conservatory, significantly changing the character and appearance of the property
- Levels reduced externally at foot of bakehouse and across patio



Approved drawing under application LF/02/00851

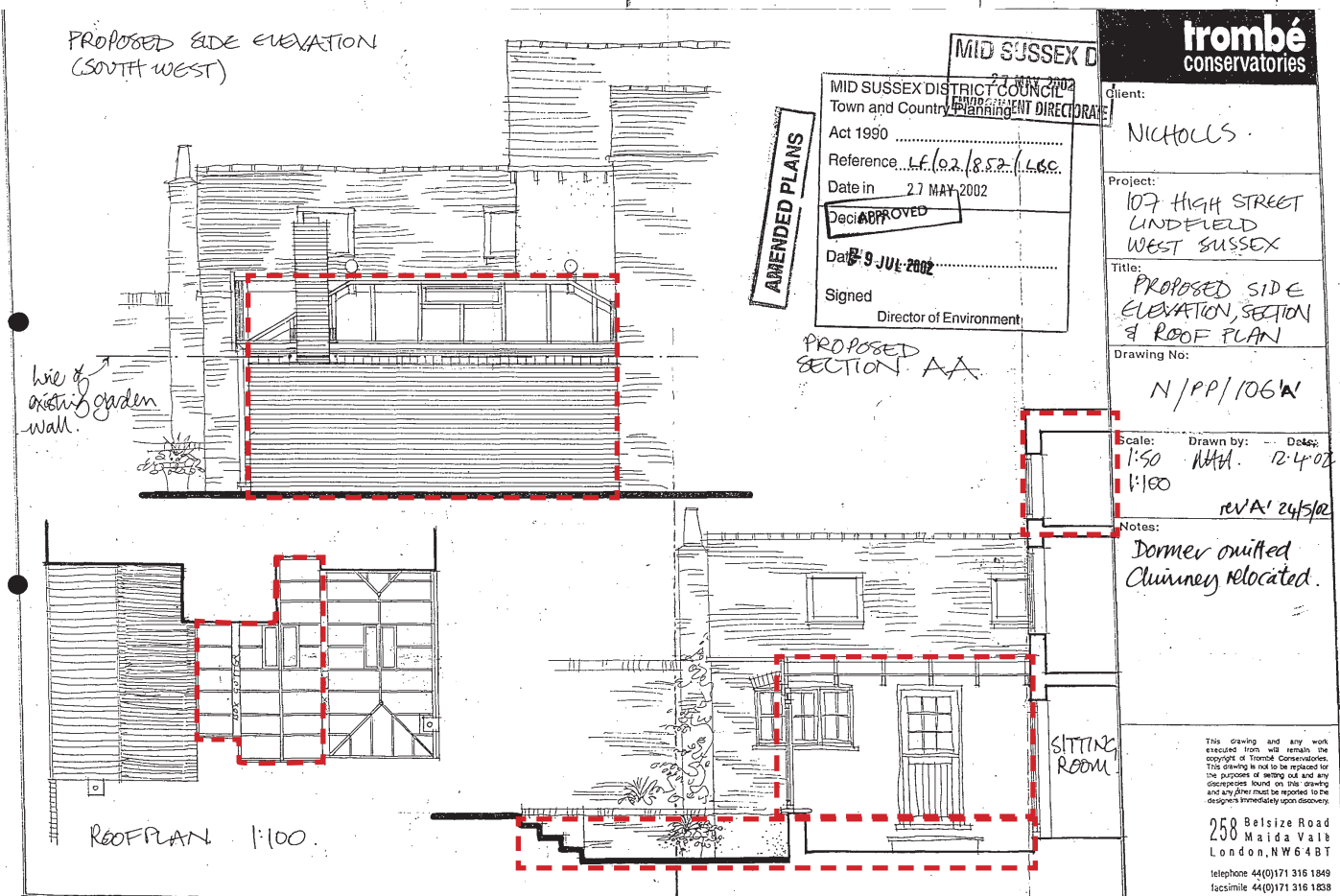
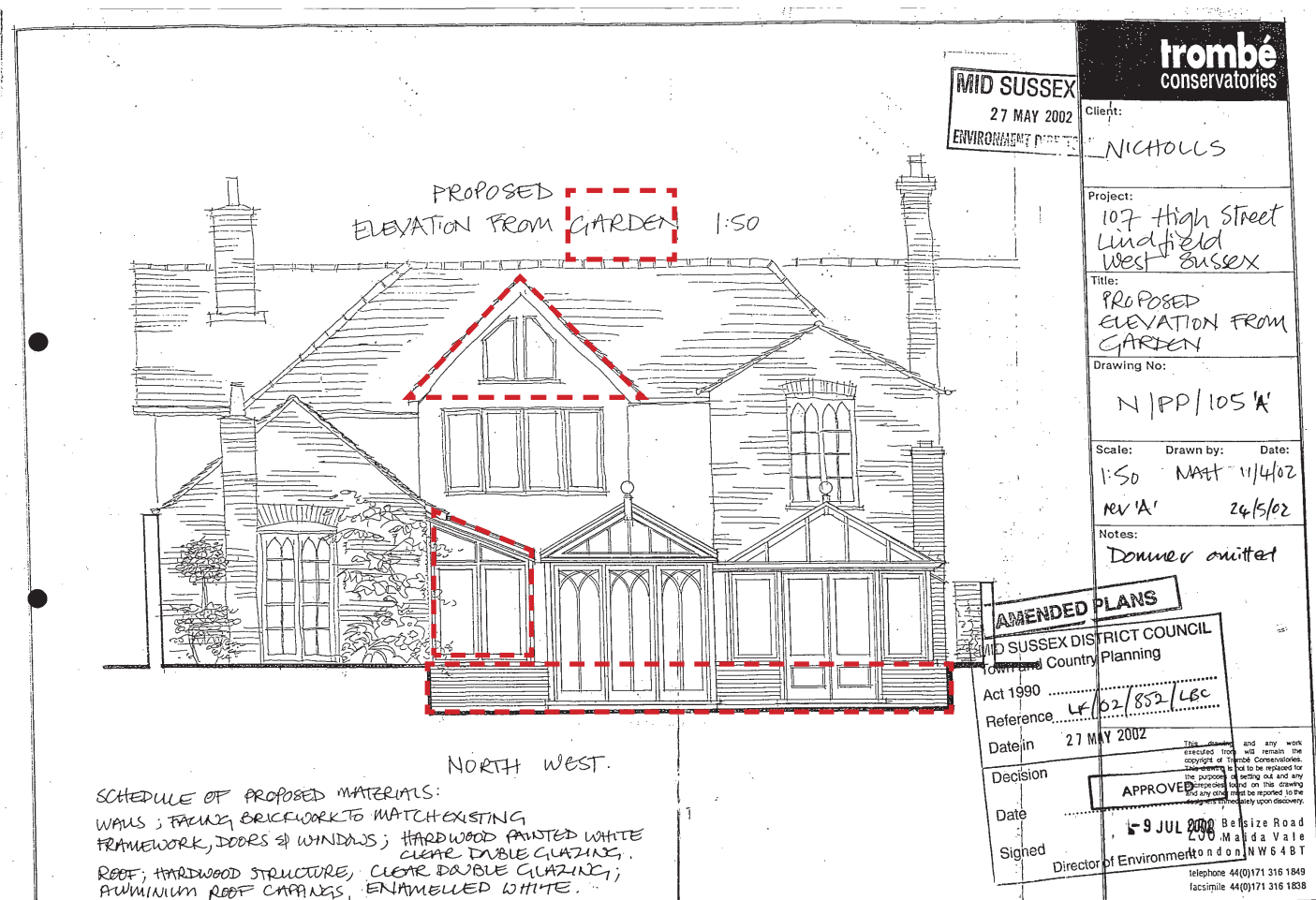


PLANNING HISTORY

LF/02/00851

OBSERVATIONS:

- Proposals reinforce connection of bakehouse to main dwelling with full width extension, significantly changing the character and appearance of the property
- Legibility of the bake house is heavily diluted and almost illegible from the side elevation
- Incongruous roof form developed with different angled pitches and heights to the gables with awkward valleys created between the different glazed forms.
- Levels reduced externally at foot of bakehouse and across patio
- Window heads and cills misaligned
- Window types and styles all differ
- Building line of current 1st floor extension established
- Principle of a room in roof space reinforced on section
- New extensions adjacent to the Bakehouse disruptive to the reading of the listed outbuilding
- No chimney stack captured on drawings



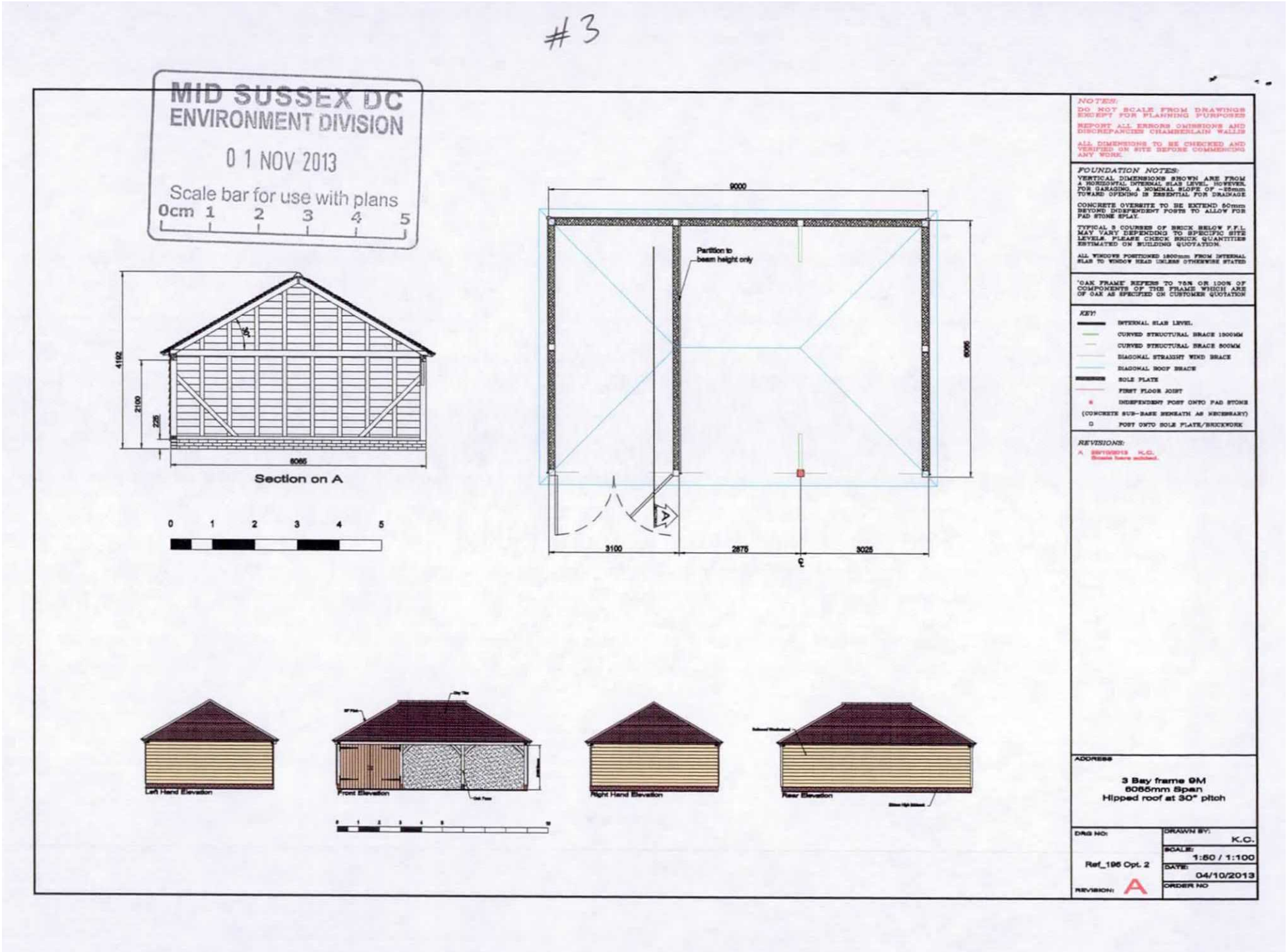
Approved drawings under application LF/02/00851

PLANNING HISTORY
13/03755/FUL

13/03755/FUL
Granted: 20/02/2014
Description: ‘Oak framed detached garage’
(Implemented, construction never finished)

OBSERVATIONS:

- Proposals reinforce use of timber cladding on the site with the addition of a timber clad garage and car port block



Approved drawing under application 13/03755/FUL



PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

The scheme for extensive works to Marlow House was developed by Gould Baxter Architects was granted planning permission in May 2023. The works undertaken and completed by the Applicant in 2024 followed this scheme but deviated from it.

The approved scheme has been interrogated to assess the extent of deviation in the ‘as-built’ building.

SUMMARY:

DM/22/3694 & DM/22/3695
Granted: 12/05/2023
Description:

‘Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting.’

FULL LIST OF PROPOSED WORKS:

Planning Application and Listed Building Consent Application DM/22/3694 & DM/22/3695 developed by Gould Baxter Architects introduced a scheme including the following works:

- Demolition of the existing part single and part two-storey additions to the rear elevation;
- Construction of a contemporary two-storey extension to the rear elevation, incorporating elements of the two-storey extension that dates from circa 1830;
- Retention of the existing Bakehouse building, with internal alterations to remove the existing ground floor partitions and mezzanine floor. The ground floor level of the Bakehouse is to be reduced to match the proposed rear extension, and the roof tiles stripped off to allow them to be re-laid with new membrane and insulation applied. Pair of conservation roof windows to be inserted within the south-facing pitched roof slope;
- **Removal of the existing staircases from ground to first floor, and removal of the existing staircase from first floor to attic level;**
- The installation of a new ground to first floor staircase within the proposed extension;
- **The insertion of a ground floor WC with associated window opening created to the south elevation;**
- **Removal of the existing ceiling finishes in the southern portion of the first floor, allowing for a vaulted ceiling with all roof timbers exposed and retained, akin to the existing vaulted ceiling to the northern part of the first floor;**
- Existing pitched roof to the front portion of the building to receive breathable thermal insulation and lime plaster finish between the rafters;
- **The subdivision of the existing middle first floor Bedroom to create an en suite Dressing Room and Shower Room;**
- Various repair works to the existing fenestration, including the roof and chimneys, as identified and detailed on the accompanying elevation and plan drawings;

- Existing windows and doors to be replaced or repaired, as identified and detailed on the accompanying elevation and plan drawings;
- Replacement of the existing conservation roof windows to the rear elevation;
- Existing timber floor over the Cellar to receive thermal insulation;
- Part of existing ground floor to be replaced with a breathable, insulated limecrete floor slab;
- Demolition of the partially-built three bay garage building within the rear garden;
- Construction of a detached three-bay garage adjacent and at a right-angle to the partially-built one being removed;
- Externally, hard and soft landscaping works to the rear, including new paved terracing and steps adjacent to the proposed rear extension, and a new driveway and parking area laid with permeable stone surfacing;
- It is proposed to fell three existing trees – one Magnolia, a small Acer, and one Medlar; all other trees will be retained. The removal of these trees is being dealt with in a separate application to MSDC;
- The provision of electrically-operated timber gates and a single pedestrian gate, set within brick piers and walling, to serve the existing driveway access from Hickmans Lane.

Source: ‘Planning, Design and Access Statement’ prepared by Gould Baxter Architects.

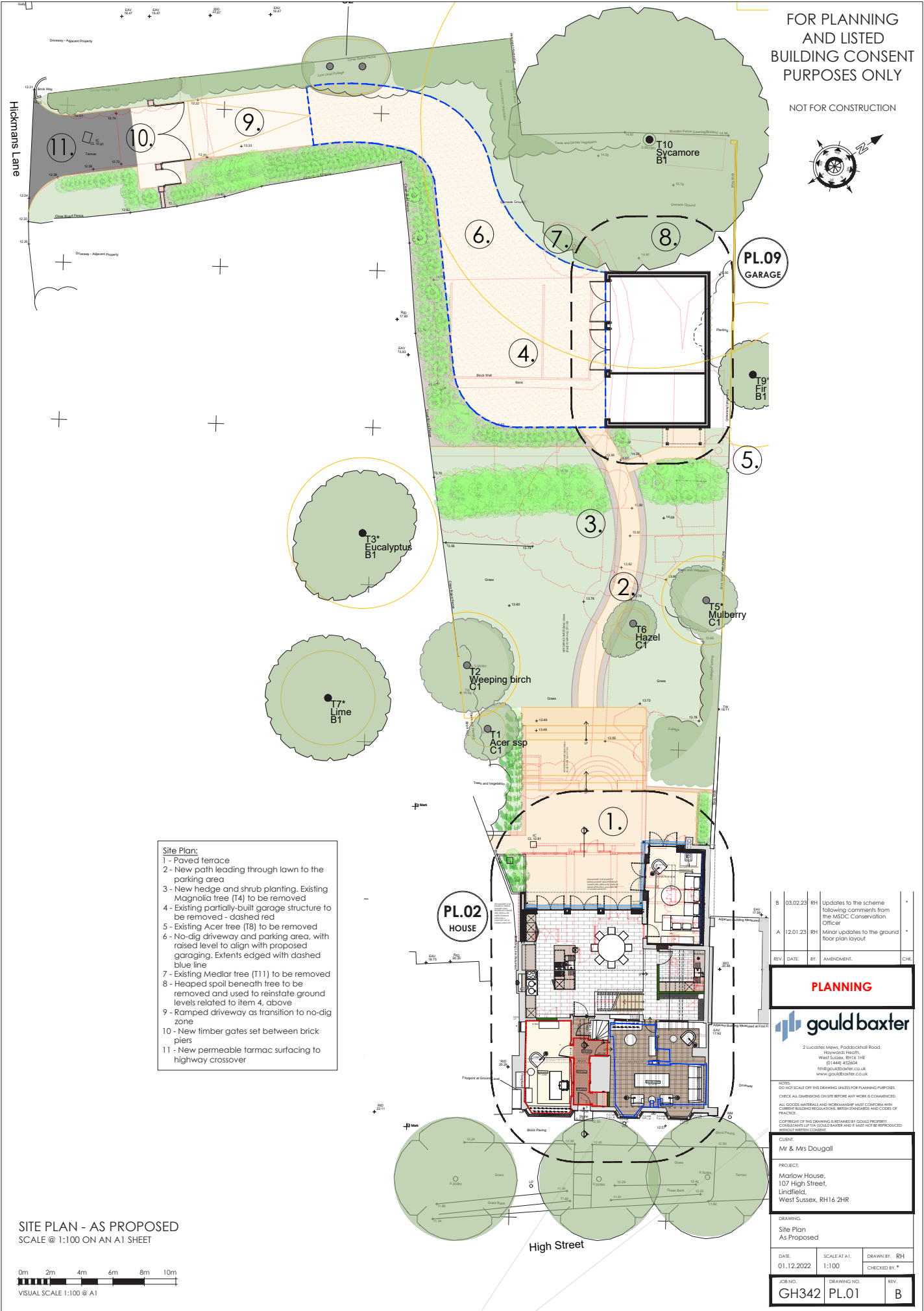


PLANNING HISTORY
DM/22/3694 & DM/22/3695 - APPROVED SCHEME

DM/22/3694 & DM/22/3695
Granted: 12/05/2023

OBSERVATIONS:

- This was the first time the full master plan was shown in
planning application for the site

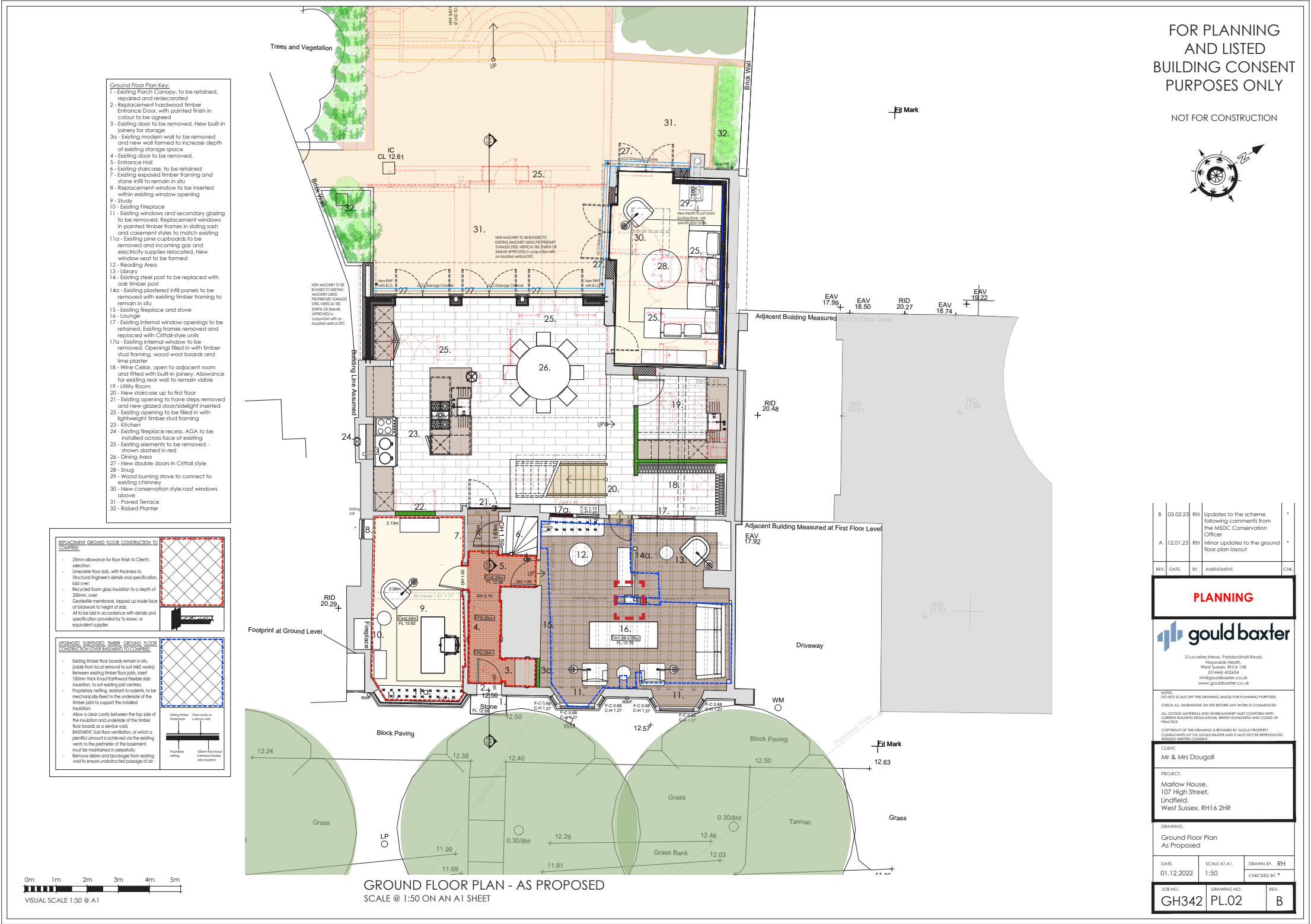


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- The building line is amended to positively impact the bakehouse, allowing it to once again be a legible entity
- Plan form of the bakehouse is more legible
- Original elements of the house have remained secular and honest
- Highly functional open plan space creates a juxtaposition of the historic secular plan in the context of a modern open plan, linking the bakehouse and the original dwelling
- gunstock post already identified as a heritage benefit

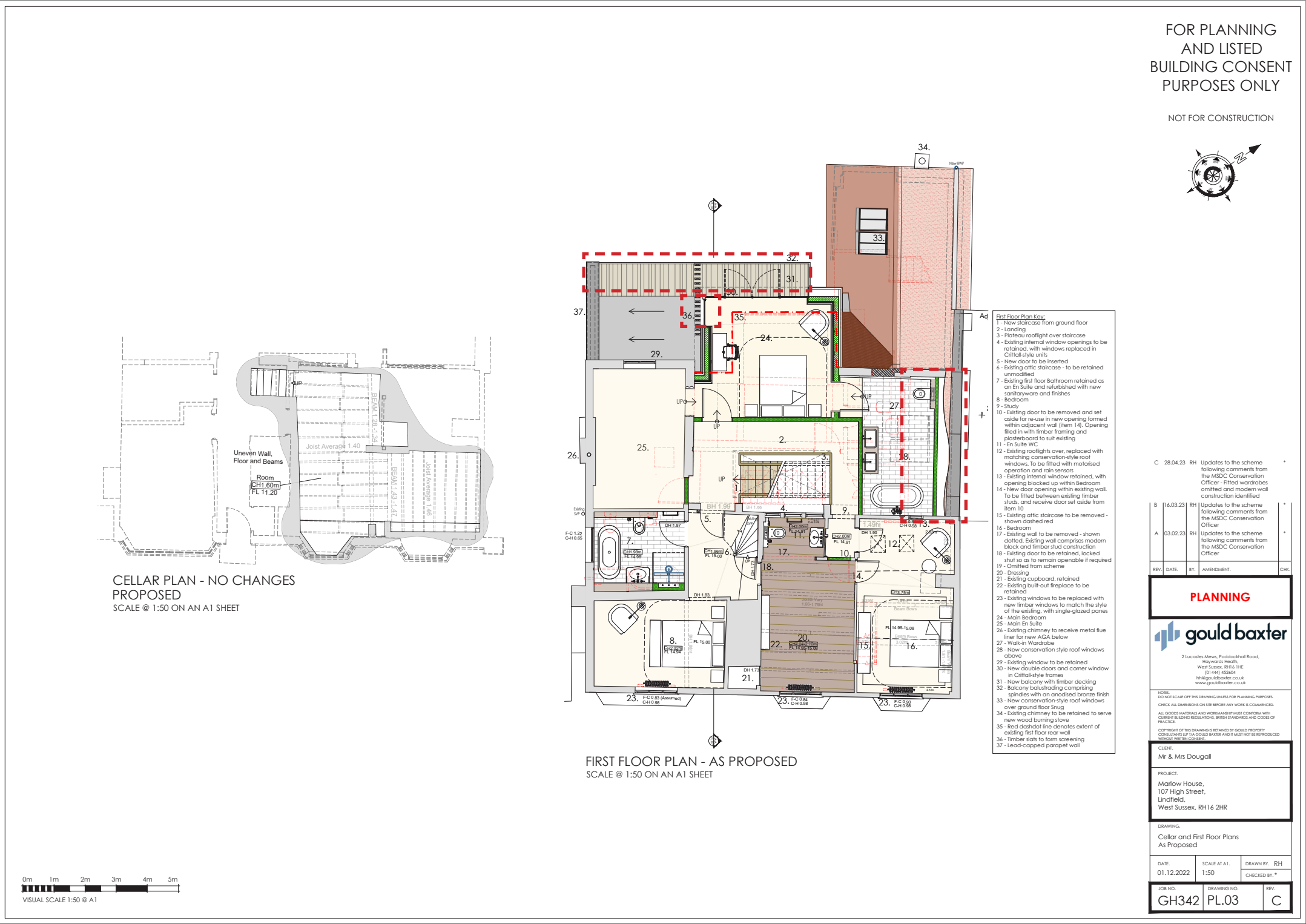


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- Principle of 1st floor terrace / balcony extending across entire rear elevation established
- There’s a clear demarcation that suggests a flat roof is behind and adjacent to the terrace. By virtue of the approved plans, this terrace shows a balustrade along it’s face in plan, but it is not drawn in elevation
- A bathroom was proposed in the roof space to the East boundary, but due to the pitch of the roof, it is not usable, so this was not deliverable without a flat roof infill here.
- Approval for removal of wall to bathroom (in north bedroom) was granted
- First floor south elevation bedroom window could cause issue of overlooking neighbouring premises, issue partially mitigated by introduction of timber screening



Approved drawings under application DM/22/3694 & DM/22/3695

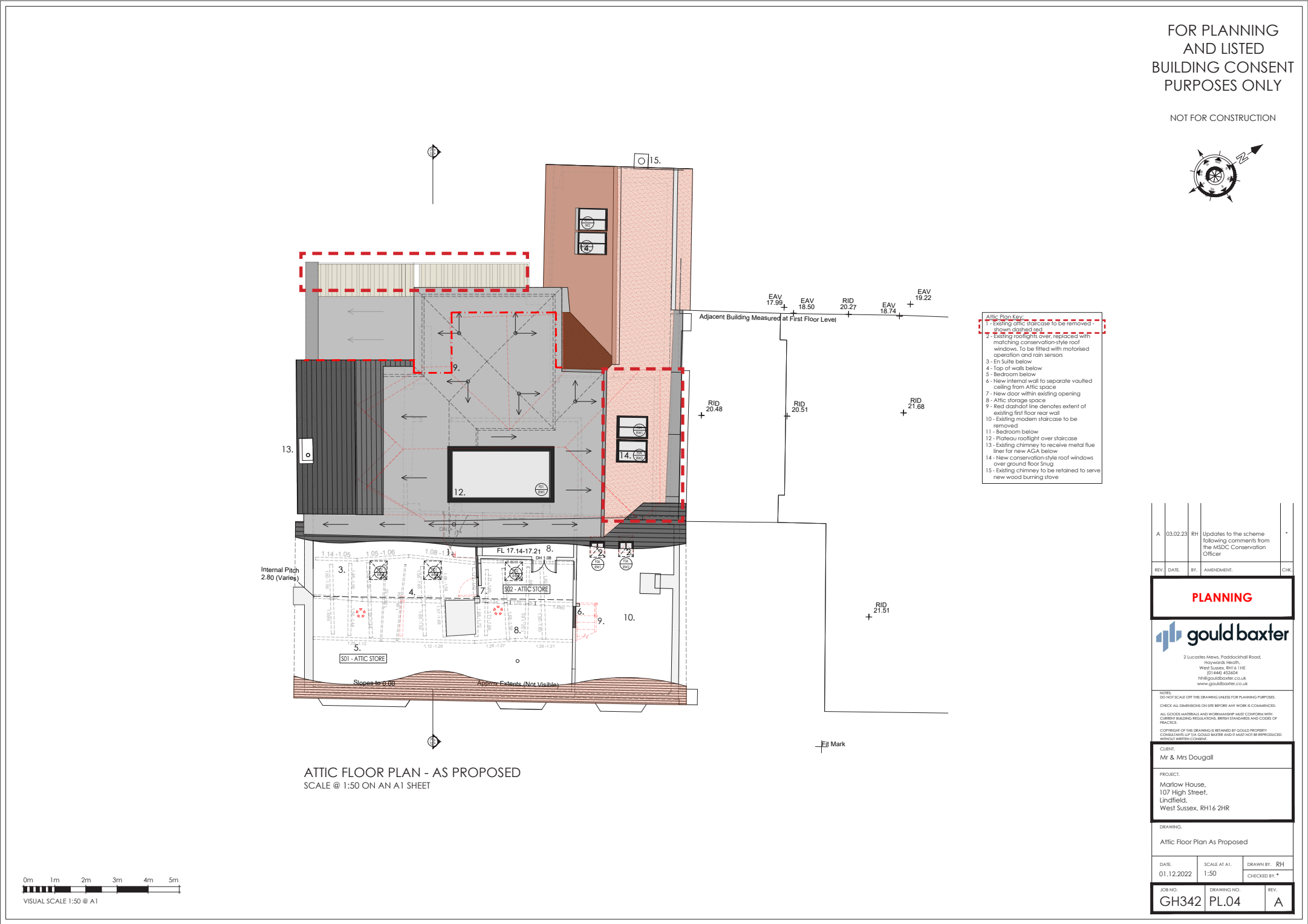


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- Principle of 1st floor terrace / balcony extending across entire rear elevation established
- There's a clear demarcation that suggests a flat roof is behind and adjacent to the terrace. By virtue of the approved plans, this terrace shows a balustrade along it's face in plan, but it is not drawn in elevation
- A bathroom was proposed in the roof space to the East boundary, but due to the pitch of the roof, it is not usable, so this was not deliverable without a flat roof infill here.
- Point 1 in the key states: 'Existing attic staircase to be removed'



Approved drawings under application DM/22/3694 & DM/22/3695

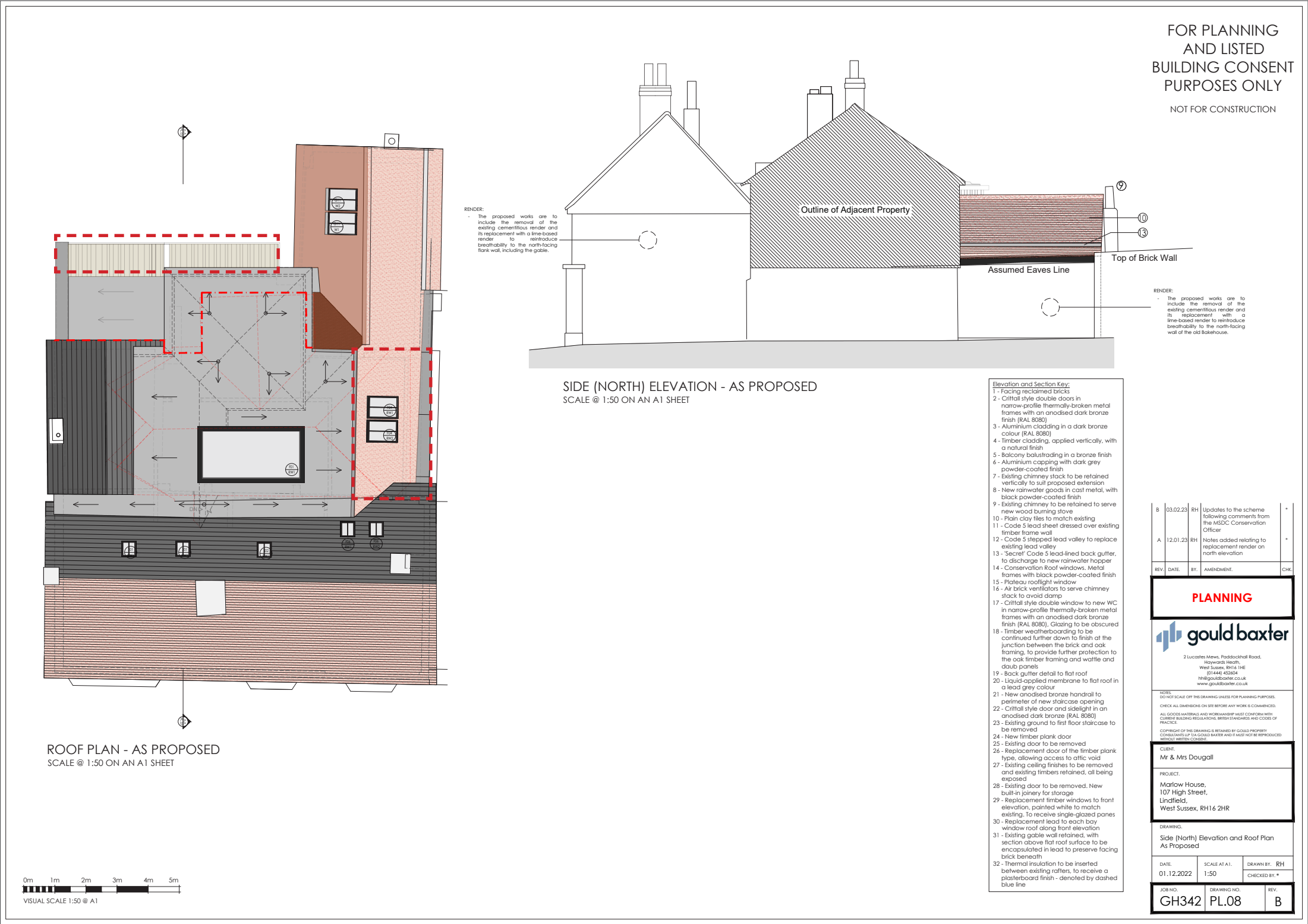


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- Principle of 1st floor terrace / balcony extending across entire rear elevation established
- There's a clear demarcation that suggests a flat roof is behind and adjacent to the terrace. By virtue of the approved plans, this terrace shows a balustrade along it's face in plan, but it is not drawn in elevation
- A bathroom was proposed in the roof space to the East boundary, but due to the pitch of the roof, it is not usable, so this was not deliverable without a flat roof infill here.
- Bullet point 23 of the notes on this drawing approve the removal of the staircase at ground floor.



Approved drawings under application DM/22/3694 & DM/22/3695



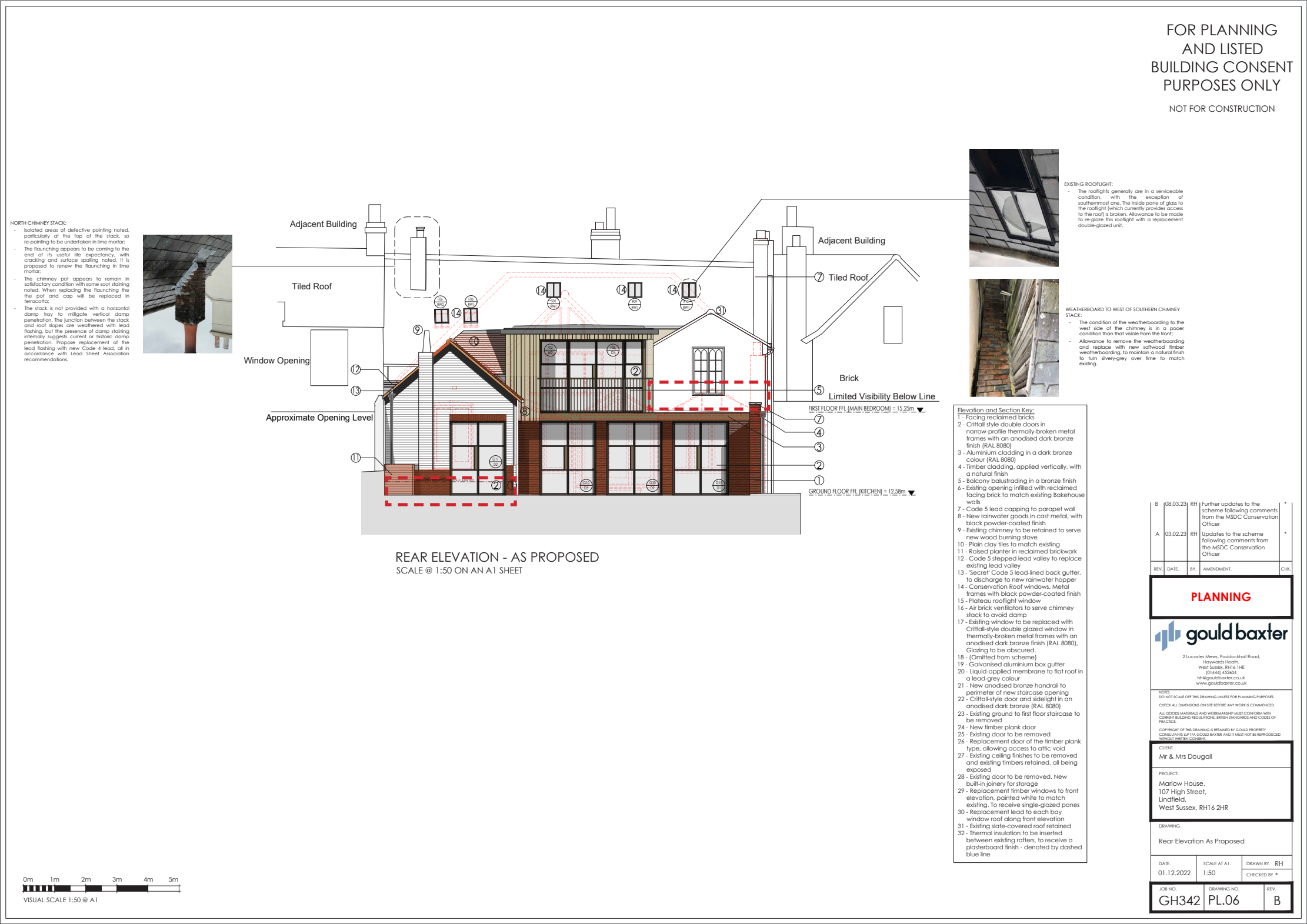


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- Principle of 1st floor terrace / balcony extending across entire rear elevation established
- There's a clear demarcation that suggests a flat roof is behind and adjacent to the terrace. By virtue of the approved plans, this terrace shows a balustrade along it's face in plan, but it is not drawn in elevation
- A bathroom was proposed in the roof space to the East boundary, but due to the pitch of the roof, it is not usable, so this was not deliverable without a flat roof infill here.
- Ground levels of bakehouse changed with bakehouse now at lower level that it was historically.
- Low quality post and rail balustrade system proposed to 1st floor terrace
- Balustrade in front of the rear gable missing on elevation according to plans

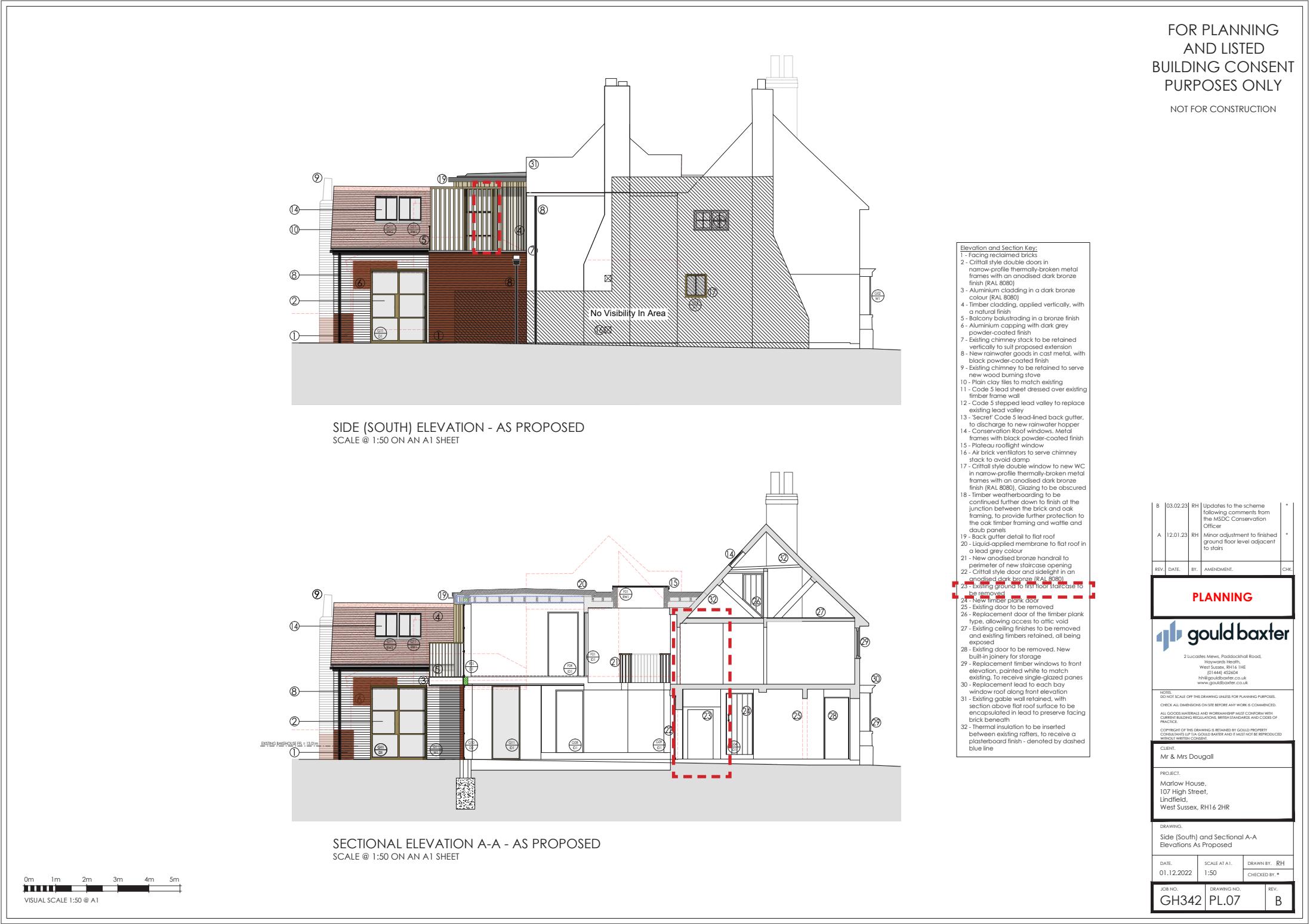


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- Principle of ground to first floor spiral stair removal outlined on Section AA
- First floor south elevation bedroom window could cause issue of overlooking neighbouring premises, issue partially mitigated by introduction of timber screening



Approved drawings under application DM/22/3694 & DM/22/3695



PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME



Approved drawings under application DM/22/3694 & DM/22/3695



PLANNING HISTORY

DM/24/0987

DM/24/0987

Granted: 04/10/2024

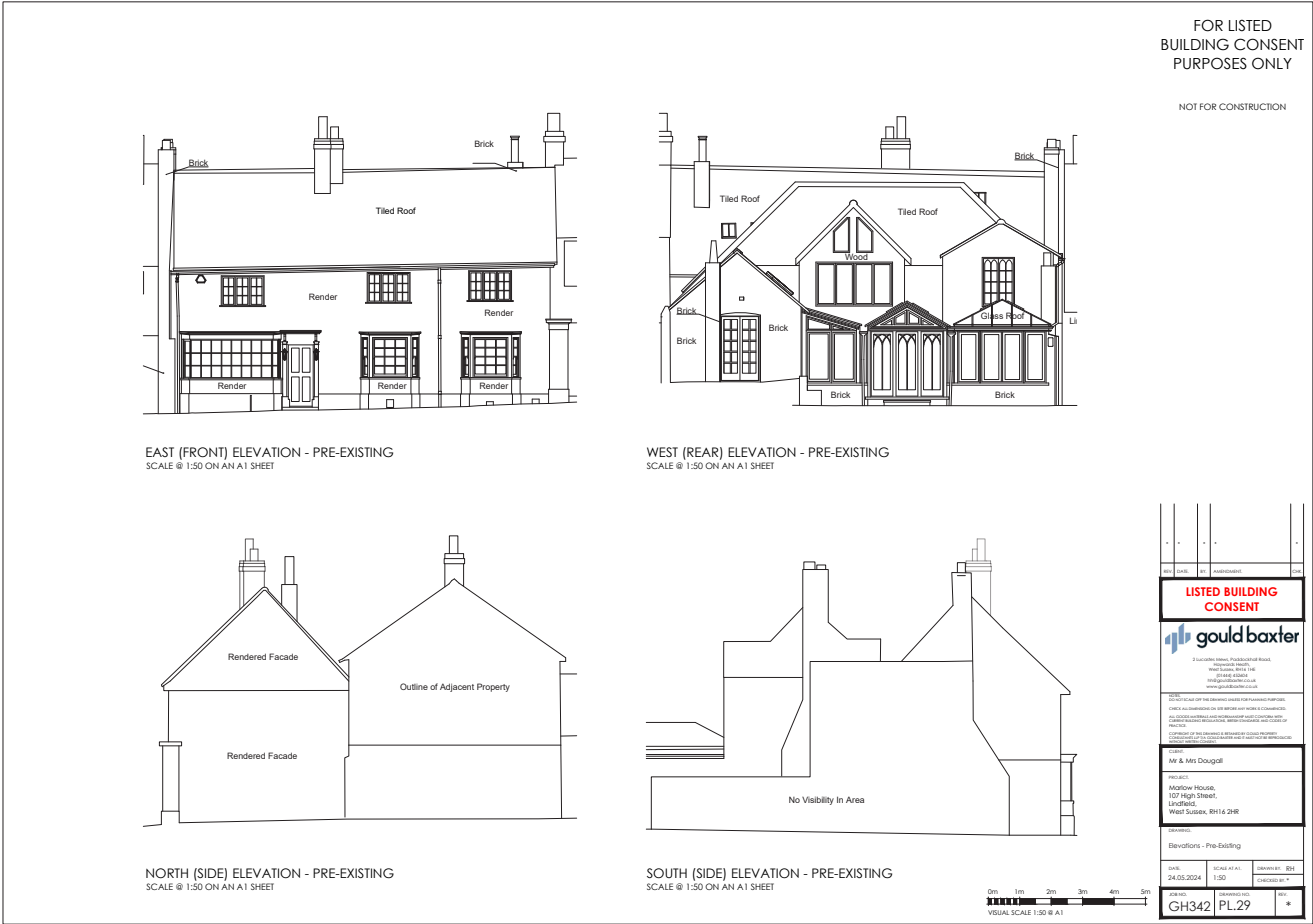
Description: ‘*Retrospective application to re-build the chimney after work commenced on previous application DM/22/3694, where chimney crumbled away.*’

OBSERVATIONS:

- The approved chimney treatment is not the same as the original chimney, which was masonry, not lime plaster / render. This non-original treatment to the chimney was requested by Conservation Officer.



Historic photograph showing the original brickwork chimney



Approved drawings under application DM/24/0987



PART III | 'AS BUILT' HOUSE

‘AS BUILT’ HOUSE
TIMELINE SUMMARY

Sequence of events (created with information supplemented by the Applicant):

- Marlow House was purchased by the Applicant in September 2022.
- Gould Baxter Architects were employed by the Applicant for design and obtaining planning permission.
- The scheme was submitted for planning in December 2022. It did not receive support from Planning Officers Emily Wade and Susan Dubberly.
- It was noted by the Applicant that the dialogue with Planning Officer was made impossible and there was no guidance and consideration. All complaints throughout the planning procedure were forwarded to Sally Blomfield Deputy Planning Director clearly recording the Applicant’s concerns with lack of cooperation.

Section 12 of National Planning Policy Framework requires local authorities to collaborate with applicants and other interested parties throughout the process to achieve well-designed places. In this instance, the collaboration was difficult despite Applicant’s attempts, and therefore not met by Mid Sussex District Council.

NPPF
Section 12. Achieving well-designed places:

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- The proposal was revised and scaled down. A revised scheme was submitted on the 17th of March 2023.
- The scheme was granted planning approval and listed building consent in May 2023.
- The works on site began in May 2023. The Architect’s appointment was not continued for construction stage.
- During strip out and construction works in September 2023, the bakehouse collapsed and the chimney over main building crumpled away.
- The are a number of elements that were constructed not in accordance with the approved planning drawings, analysed in detail further into this document
- Throughout the project a photographic evidence was taken and reports were undertaken by relevant specialists before any change to the building was made. These form the reasons for certain areas of work being undertaken.

The Applicant engaged Studio Kyson to regularise the changes to the property, producing a new architectural scheme that is submitted to the Local Authority for a Listed Building Consent.



PART IV | PHOTOGRAPHIC RECORD & DRAWINGS OF BUILDING CONDITION PRIOR TO CONSTRUCTION

This section of the document looks into the condition of the building before the works were undertaken in 2023.

PRE-CONSTRUCTION
PHOTOGRAPHS



Corkscrew staircase - first floor (photograph taken during strip out pro)



Rear elevation



Historic rear extension with gothic window



Attic, chimney stack in the background



First floor bedroom, chimney stack



Historic bake house

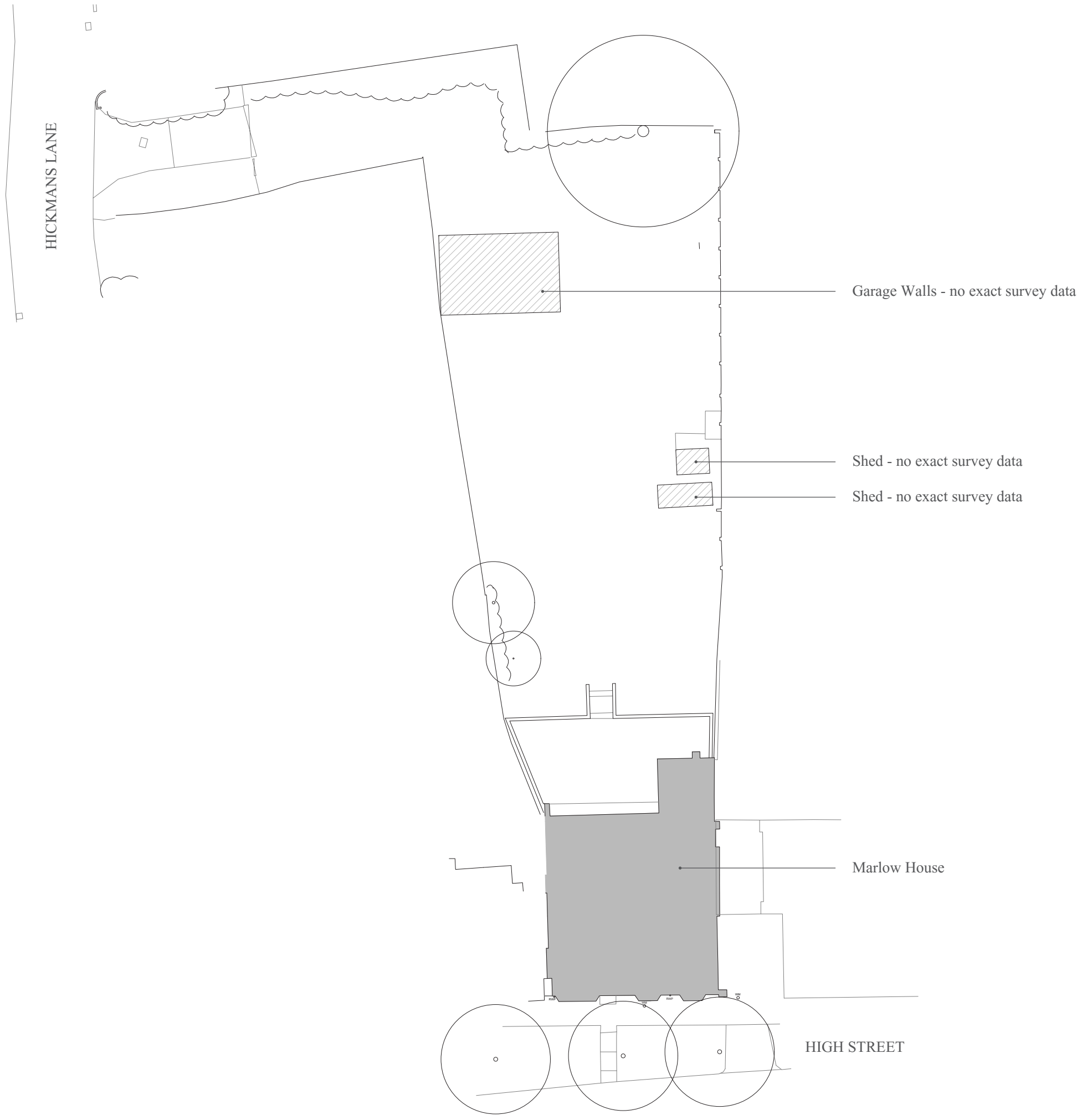


Garage walls constructed

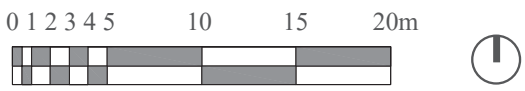


Attic

PRE-CONSTRUCTION DRAWINGS
PLANS



PRE-CONSTRUCTION - SITE PLAN. 1:300@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



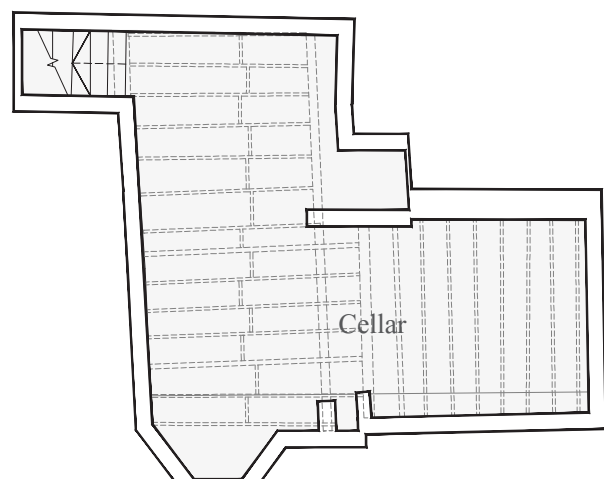
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

KEY

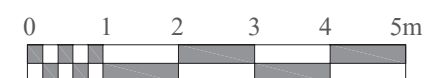
- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- 3no Conservatories approved under 02/008521
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2022

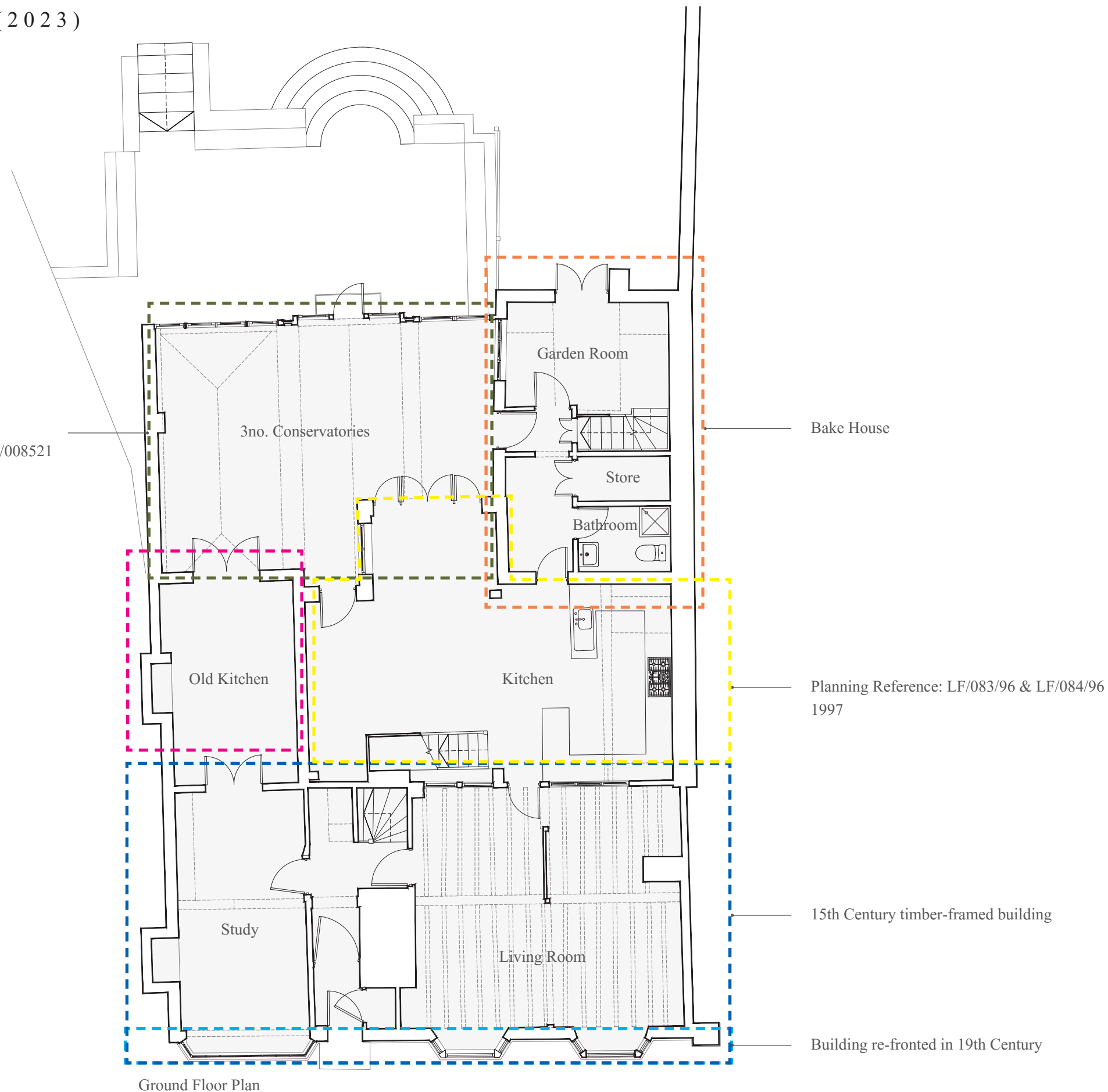


Basement Floor Plan

PRE-CONSTRUCTION - BASEMENT & GROUND FLOOR PLAN. 1:100@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



Bake House

Planning Reference: LF/083/96 & LF/084/96
1997

15th Century timber-framed building

Building re-fronted in 19th Century



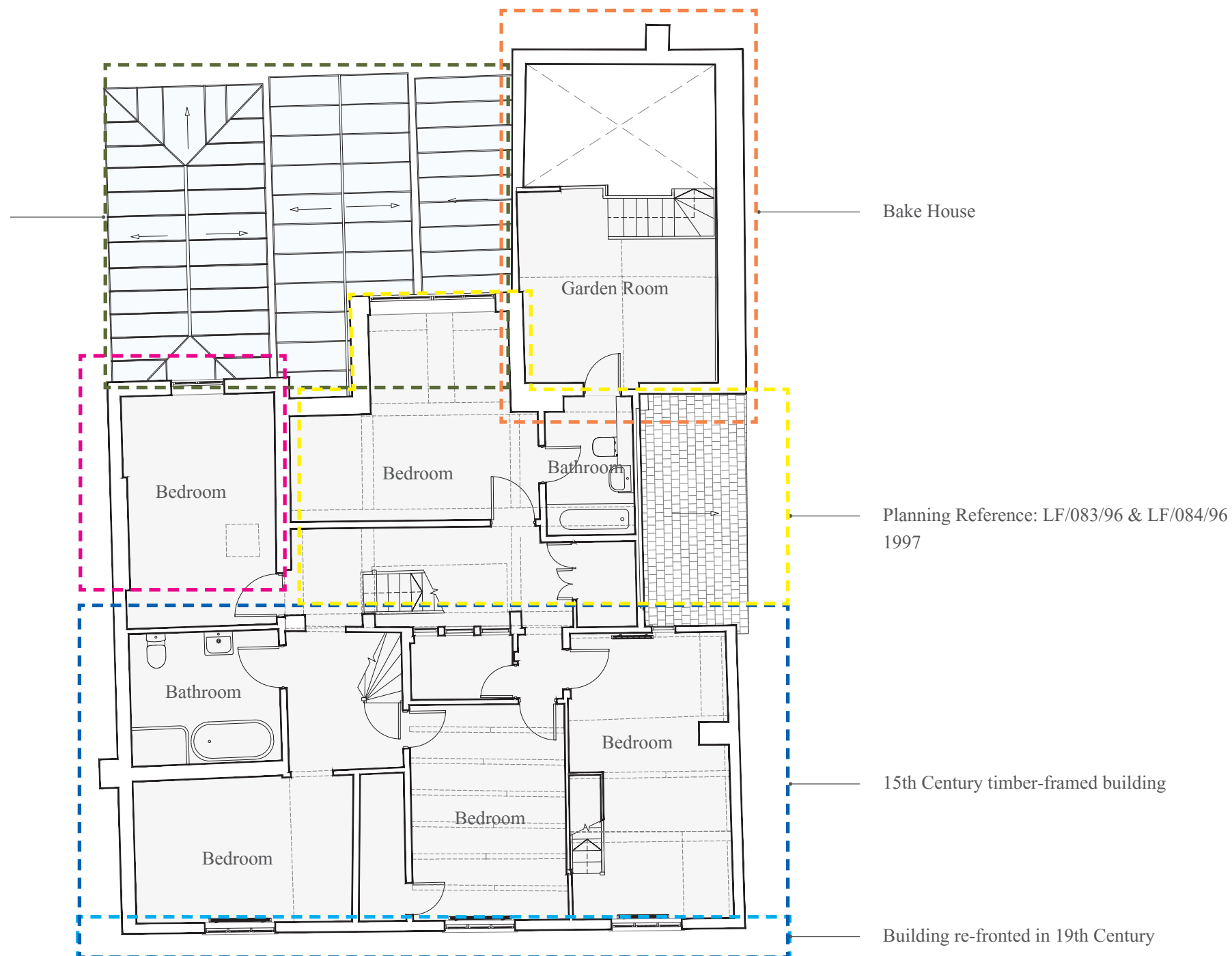
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

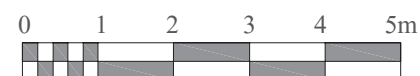
KEY

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- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2002



PRE-CONSTRUCTION - FIRST FLOOR PLAN. 1:100@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



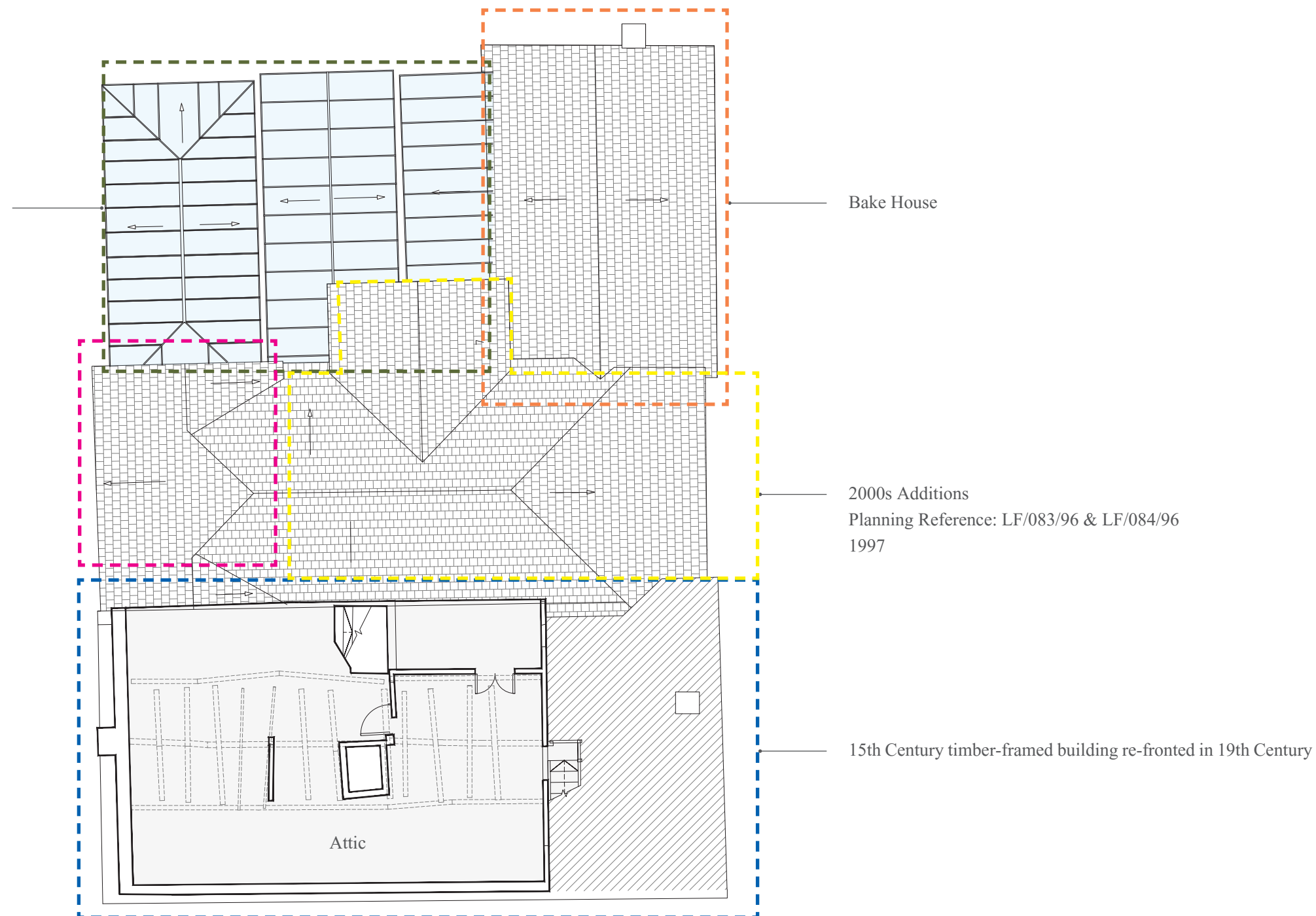
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

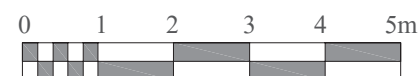
KEY

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- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- 3no Conservatories approved under 02/008521
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2002



PRE-CONSTRUCTION - SECOND FLOOR PLAN. 1:100@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



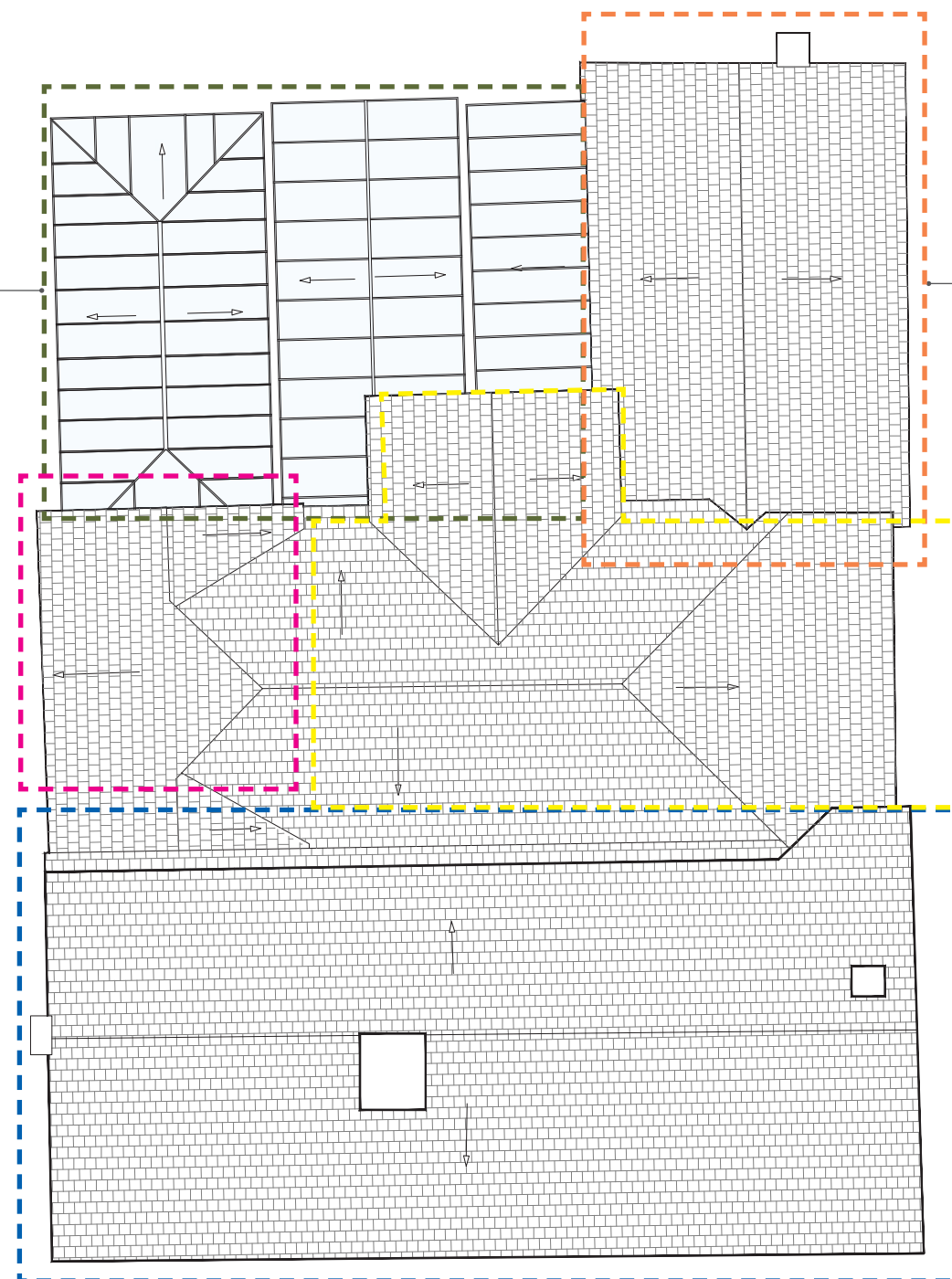
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

KEY

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- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2002

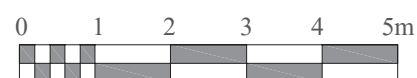


Bake House

2000s Additions
Planning Reference: LF/083/96 & LF/084/96
1997

15th Century timber-framed building re-fronted in 19th Century

PRE-CONSTRUCTION - ROOF PLAN. 1:100@A3



PRE-CONSTRUCTION DRAWINGS (2023)

ELEVATIONS

KEY

- [] Historic bake house
- [] 15th Century timber- framed building
- [] South gabled bay with vitrified blue headers c.1830
- [] 3no Conservatories approved under 02/008521
- [] 1997 Rear additions approved under LF/083/96 & LF/084/96
- [] Building re-fronted in 19th Century



PRE-CONSTRUCTION - EAST (FRONT) ELEVATION. 1:50@A3



PRE-CONSTRUCTION DRAWINGS (2023)

ELEVATIONS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
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- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century



PRE-CONSTRUCTION - WEST (REAR) ELEVATION. 1:50@A3



1997 Rear extension approved under LF/083/96 & LF/084/96

PART V | ‘AS BUILT’



‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Photographs of cellar



‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Rear elevation



Rear elevation & re-constructed bake house



Gravel driveway



Re-constructed bake house



Garage



Rear elevation



Garage and gravel driveway



Pergola



Hard landscaping

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Re-constructed bake house



Re-constructed bake house



Re-constructed bake house



Rear extension

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



Gravel driveway and new gates looking back at road



New gates



Gravel driveway



Gravel driveway viewed from Hickmans Lane



Gravel driveway and new gates

Covered loggery and irrigation tank enclosure
adjacent to the garage

New hard and soft landscaping



New hard and soft landscaping



Rear elevation



Re-constructed bake house

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - new staircase in Kitchen/Living/Dining



Ground Floor - New fireplace in north-eastern living room with reclaimed bricks from collapsed bake house



Historic timber frame wall in stairwell



Ground Floor - new staircase in Kitchen/Living/Dining



Ground Floor - Kitchen/Living/Dining



Ground Floor - interior of the re-constructed bake house



Ground Floor - bay window



Historic timber frame wall, living room



Ground Floor - Kitchen/Living/Dining

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - historic well in Kitchen



Ground Floor - steel post replaced with timber post



Ground Floor - steel post replaced with timber gunstock post



Ground Floor - steel post replaced with timber post

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - fire place in study



Ground Floor - new timber framing on the Ground Floor ceiling only (in filled void above removed staircase), original timber on walls



Ground Floor - Study, original timber frame



Ground Floor - lobby, basement access hatch



Ground Floor - living room bay window of re-fronted 19th century element of the building

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - door between living room and lobby



Ground Floor - entrance with old (door jamb and ceiling) and new timber panelling



Ground Floor - historic wall



Ground Floor -access hatch to basement



Ground Floor - WC



Ground Floor - WC



‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



First Floor - bathroom



First Floor - bathroom



First Floor - historic timber frame roof



First Floor - historic timber frame roof



First Floor -step between existing house and extension
(1997 planning approval)



First Floor -step between existing house and extension
(1997 planning approval)

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



First Floor - bathroom



First Floor - historic timber frame roof



First Floor - historic timber frame roof



Roof - ridge of the historic extension above new flat roof



Attic - historic timber frame roof



Attic - historic timber frame roof



Attic - historic timber frame roof



Attic - historic timber frame roof, new insulation



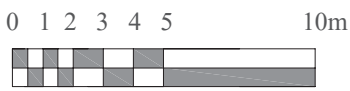
‘AS BUILT’ DRAWINGS
PLANS



KEY

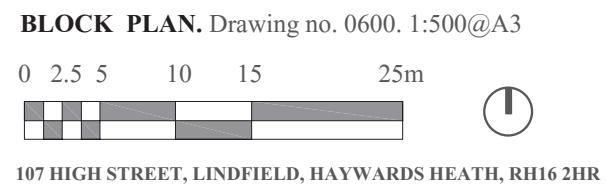
 Site Boundary

LOCATION PLAN. Drawing no. 0500. 1:1250@A3

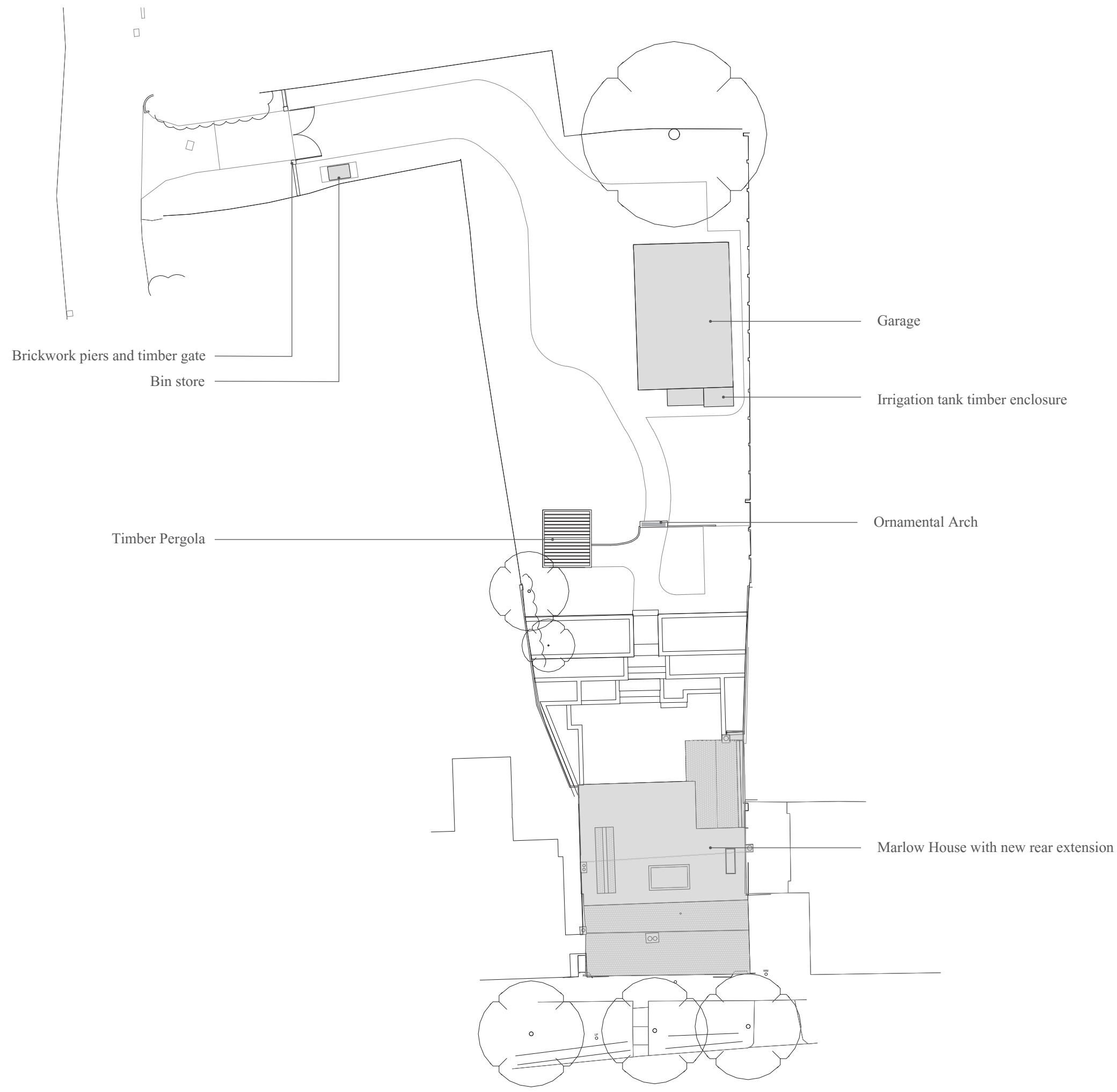


107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR

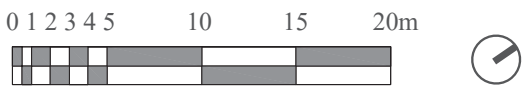




‘AS BUILT’ DRAWINGS
PLANS



‘AS BUILT’ - SITE PLAN. Drawing no. 0700. 1:500@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



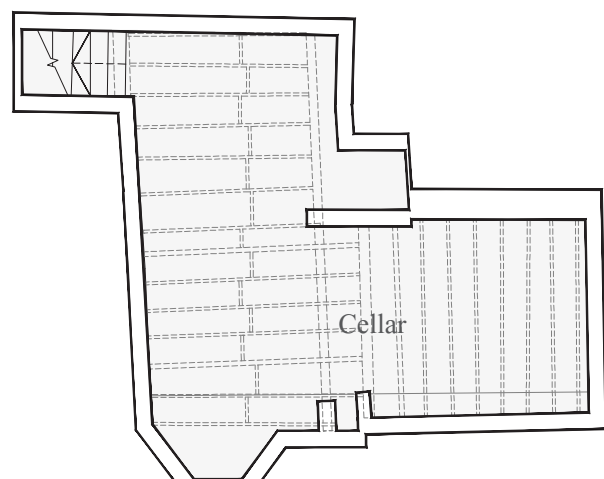
‘AS BUILT’ DRAWINGS

PLANS

KEY

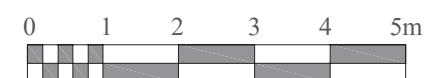
- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

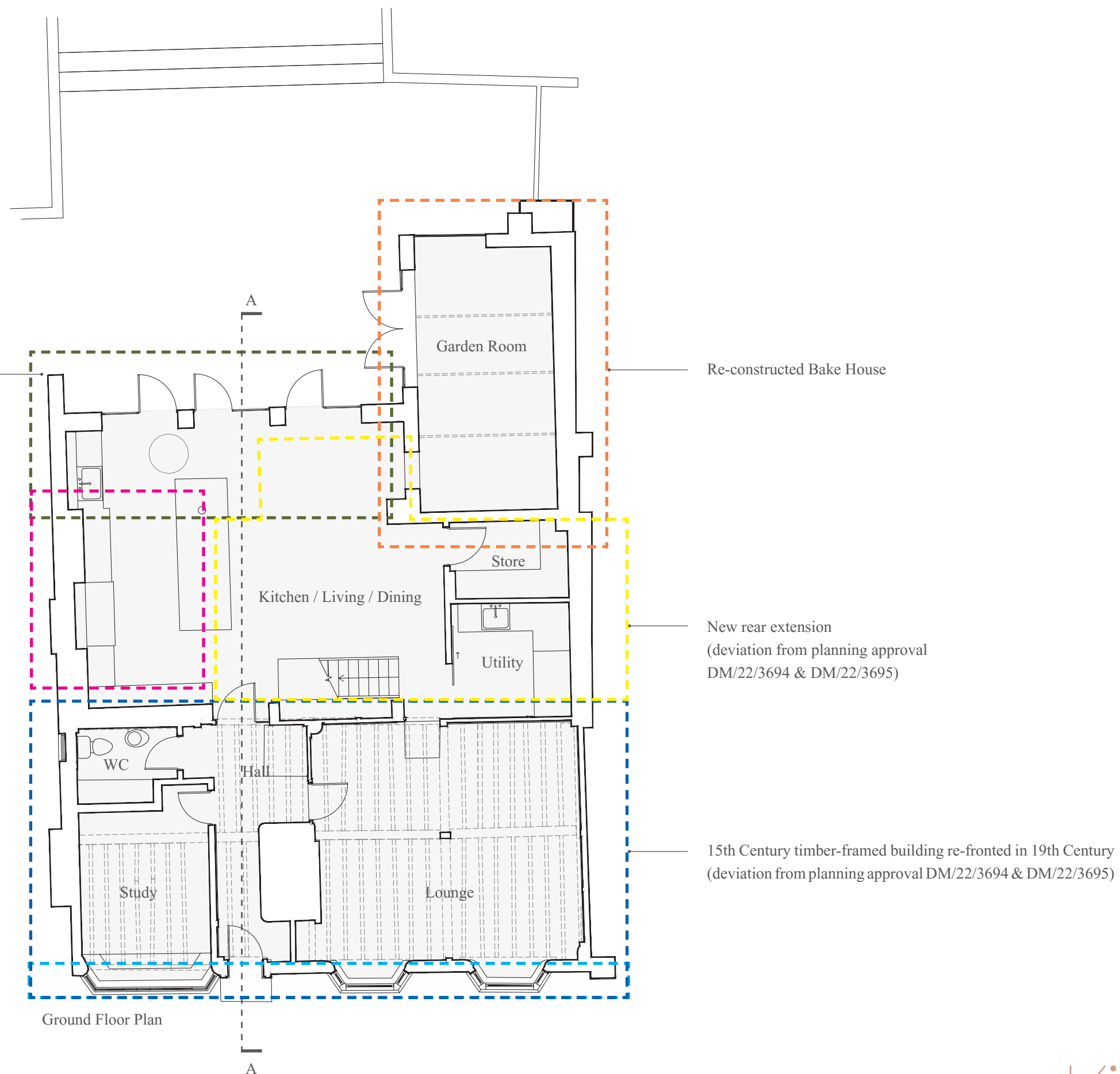


Basement Floor Plan

“AS BUILT BASEMENT & GROUND FLOOR PLAN. Drawing no. 1000. 1:100@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



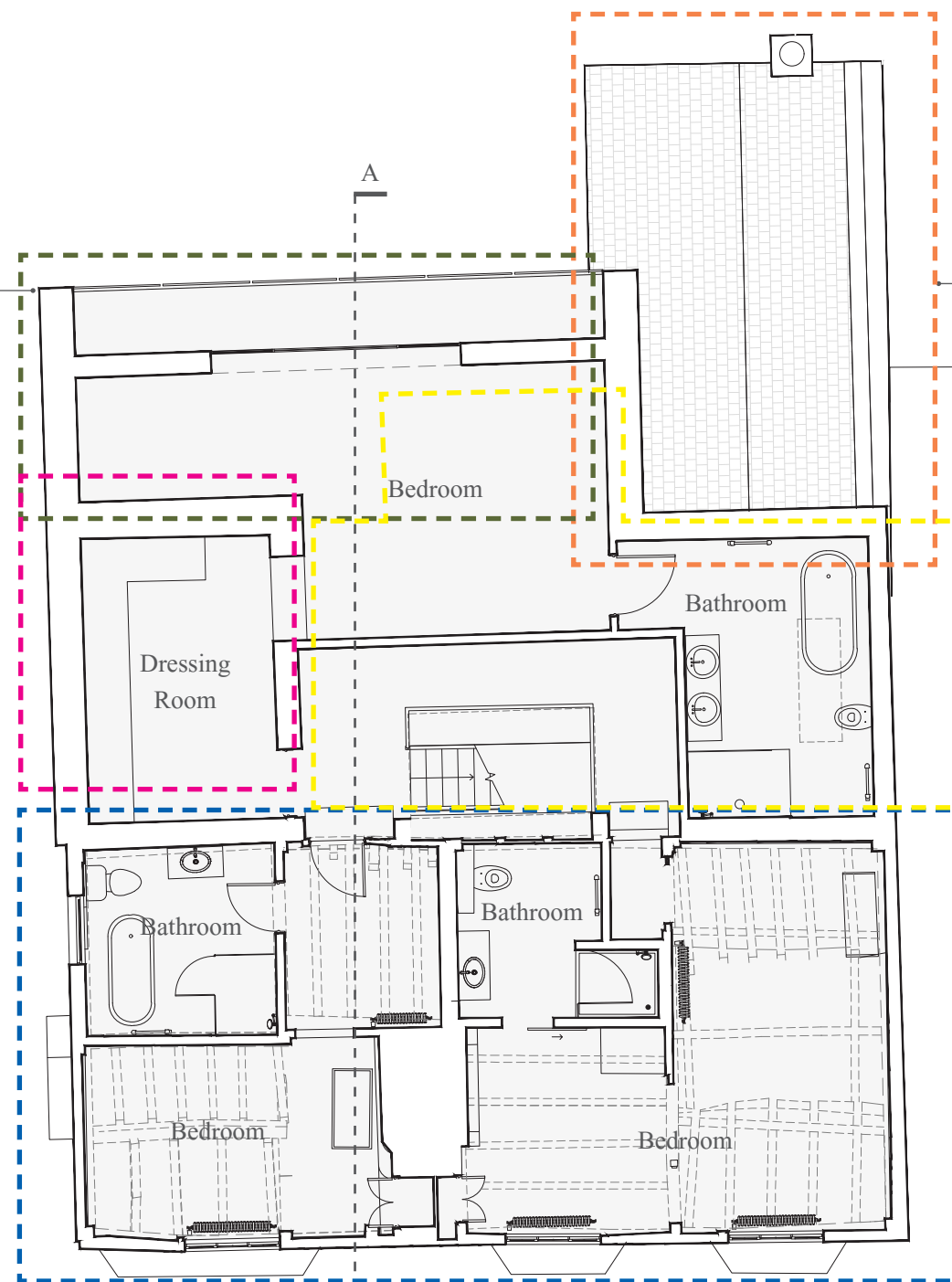
'AS BUILT' DRAWINGS

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)



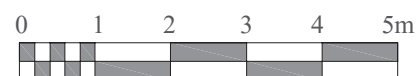
Re-constructed Bake House

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

15th Century timber-framed building re-fronted in 19th Century
(deviation from planning approval DM/22/3694 & DM/22/3695)

First Floor Plan

'AS BUILT' FIRST FLOOR PLAN. Drawing no. 1001. 1:100@A3



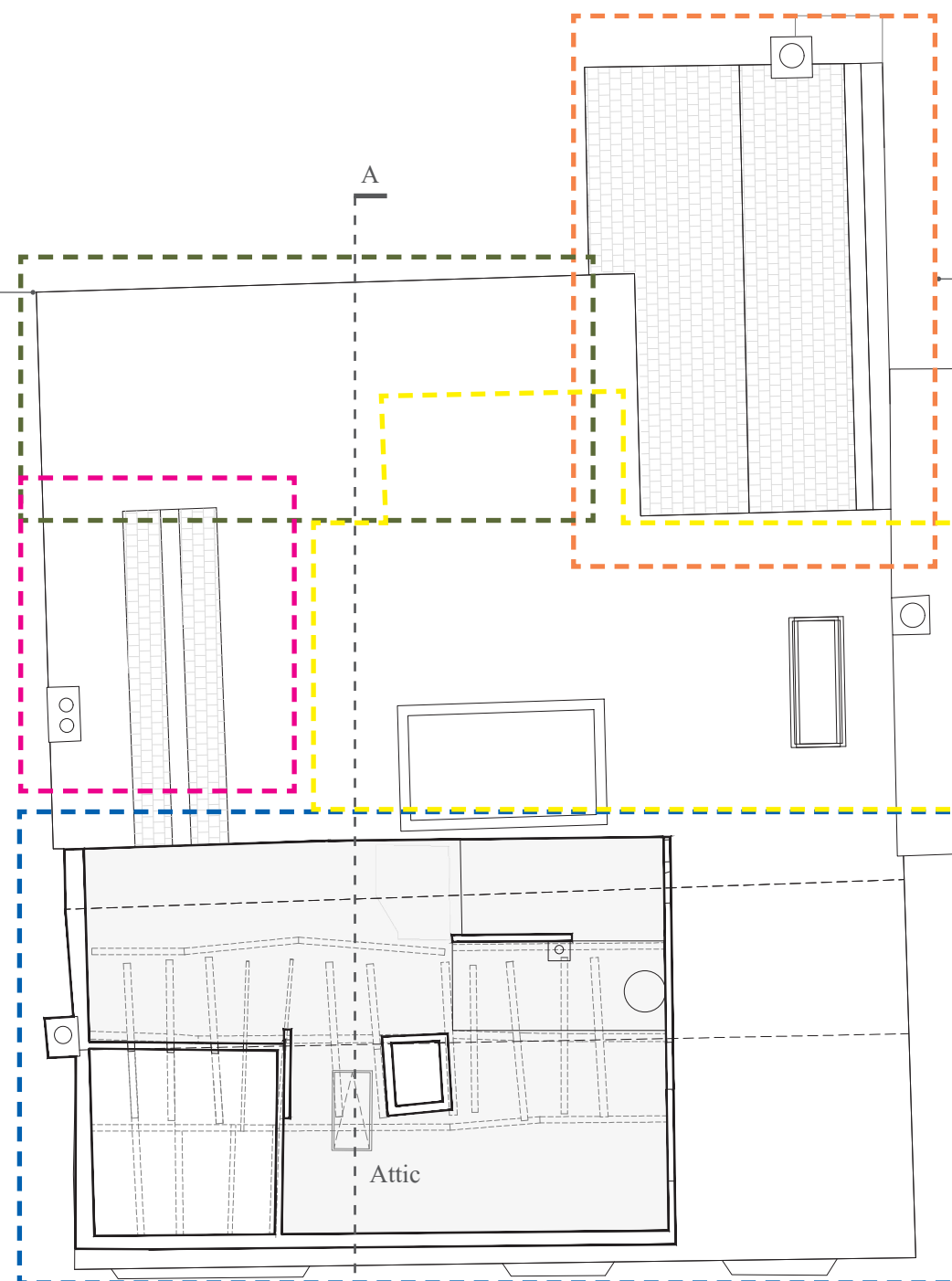
'AS BUILT' DRAWINGS

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)



Re-constructed Bake House

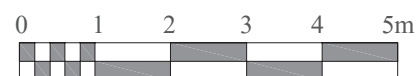
New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

15th Century timber-framed building re-fronted in 19th Century
(deviation from planning approval DM/22/3694 & DM/22/3695)

Second Floor Plan

Attic

'AS BUILT' SECOND FLOOR PLAN. 1:Drawing no. 1002. 1:100@A3



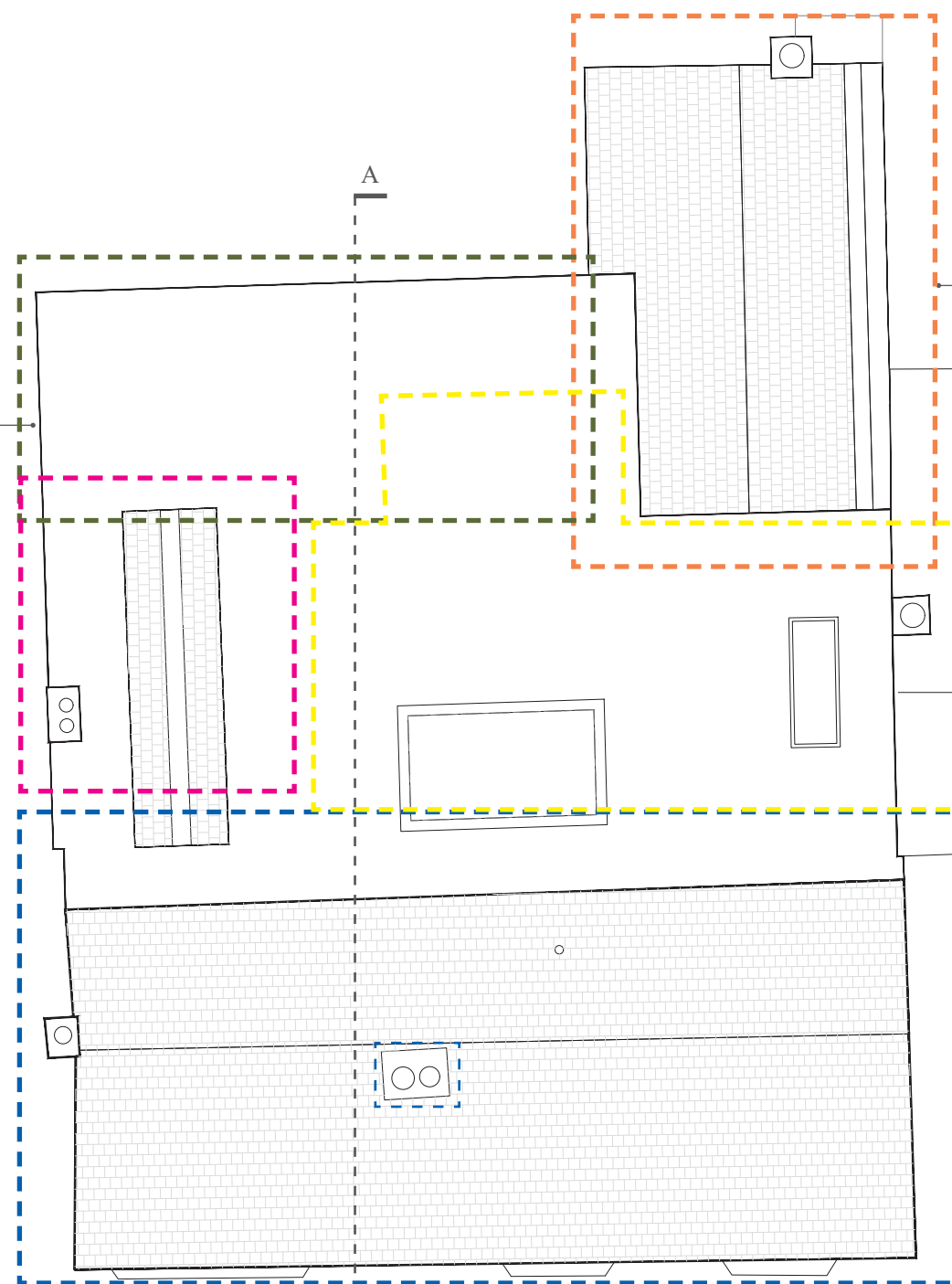
'AS BUILT' DRAWINGS

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century
- Implemented re-construction of chimney approved under application DM/24/0987

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)



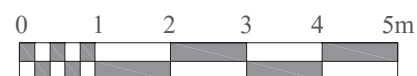
Re-constructed Bake House

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

15th Century timber-framed building re-fronted in 19th Century
(deviation from planning approval DM/22/3694 & DM/22/3695)

Roof Plan

'AS BUILT' ROOF PLAN. Drawing no. 1003. 1:100@A3



‘AS BUILT’
ELEVATIONS

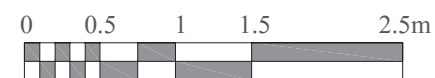


KEY:



Implemented re-construction of chimney approved
under application DM/24/0987

‘AS BUILT’ EAST ELEVATION. Drawing no. 1100. 1:50@A3



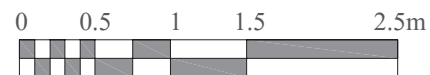
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



‘AS BUILT’ DRAWINGS
ELEVATIONS



‘AS BUILT’ WEST ELEVATION. Drawing no. 1101. 1:50@A3



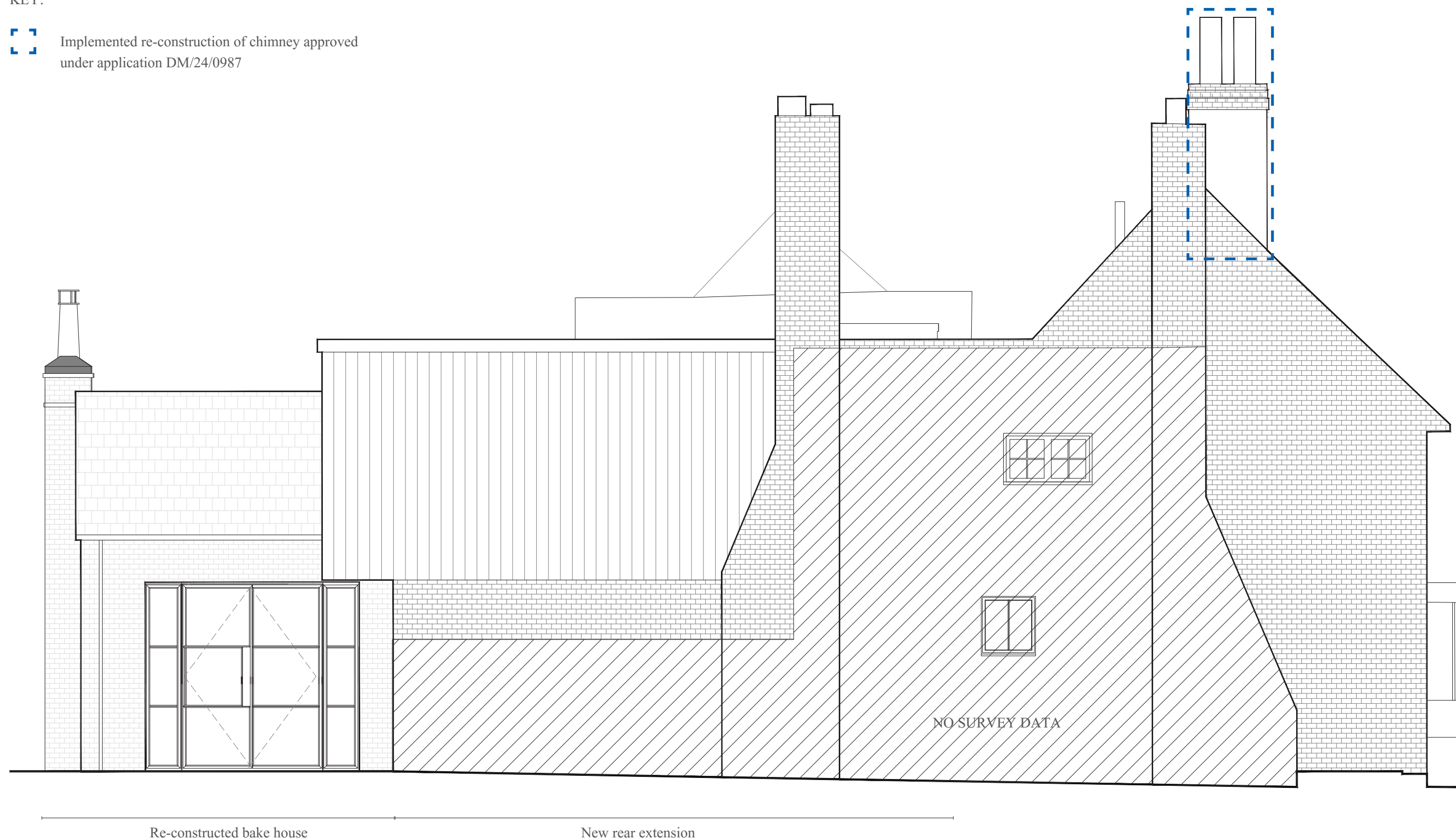
‘AS BUILT’ DRAWINGS

ELEVATIONS

KEY:



Implemented re-construction of chimney approved
under application DM/24/0987



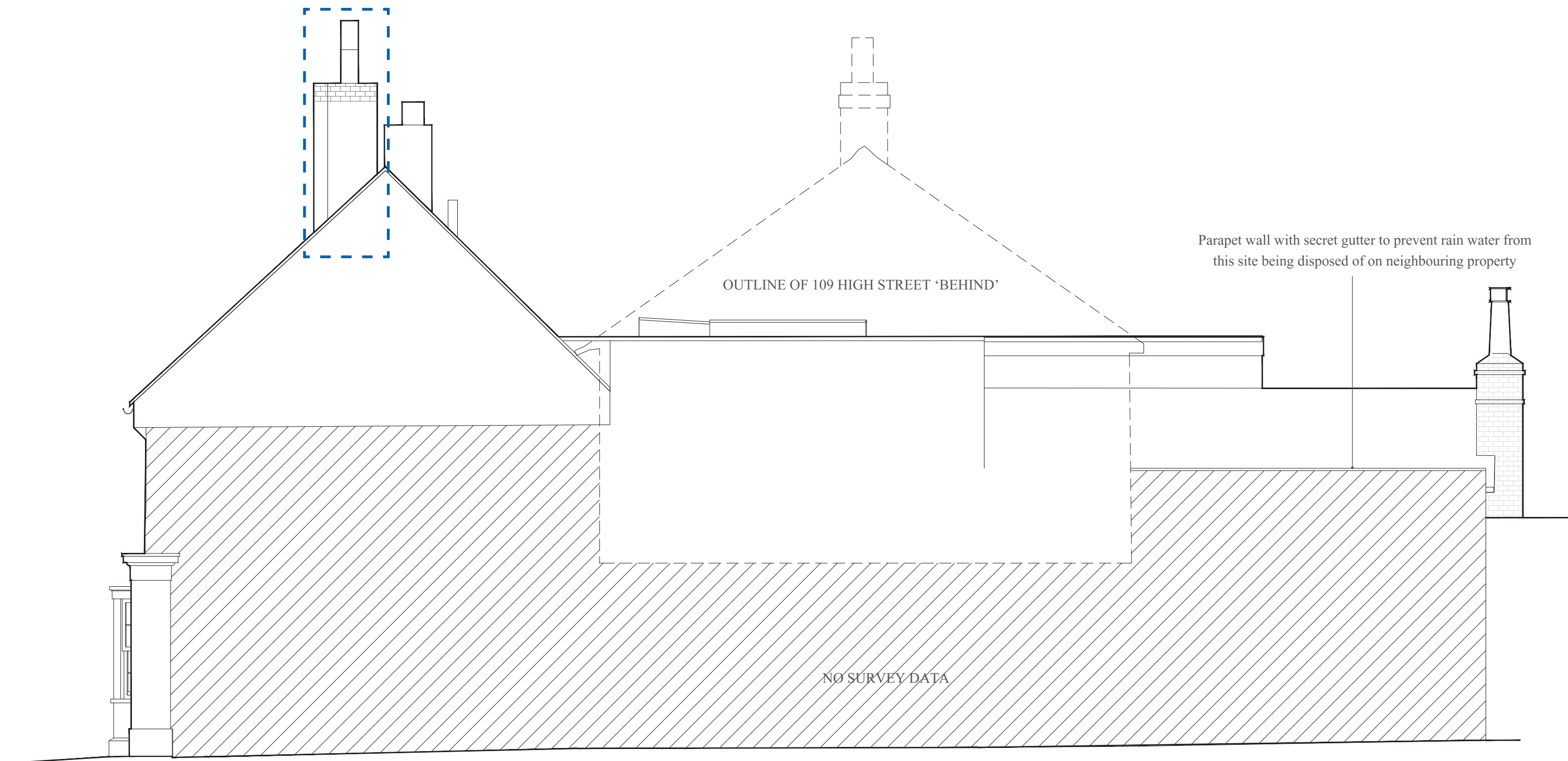
‘AS BUILT’ SOUTH ELEVATION. Drawing no. 1102. 1:50@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



‘AS BUILT’ DRAWINGS
ELEVATIONS

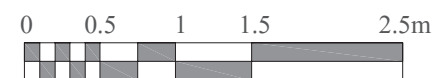


KEY:



Implemented re-construction of chimney approved under application DM/24/0987

‘AS BUILT’ NORTH ELEVATION. Drawing no. 1103. 1:50@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR

New rear extension

Re-constructed bake house



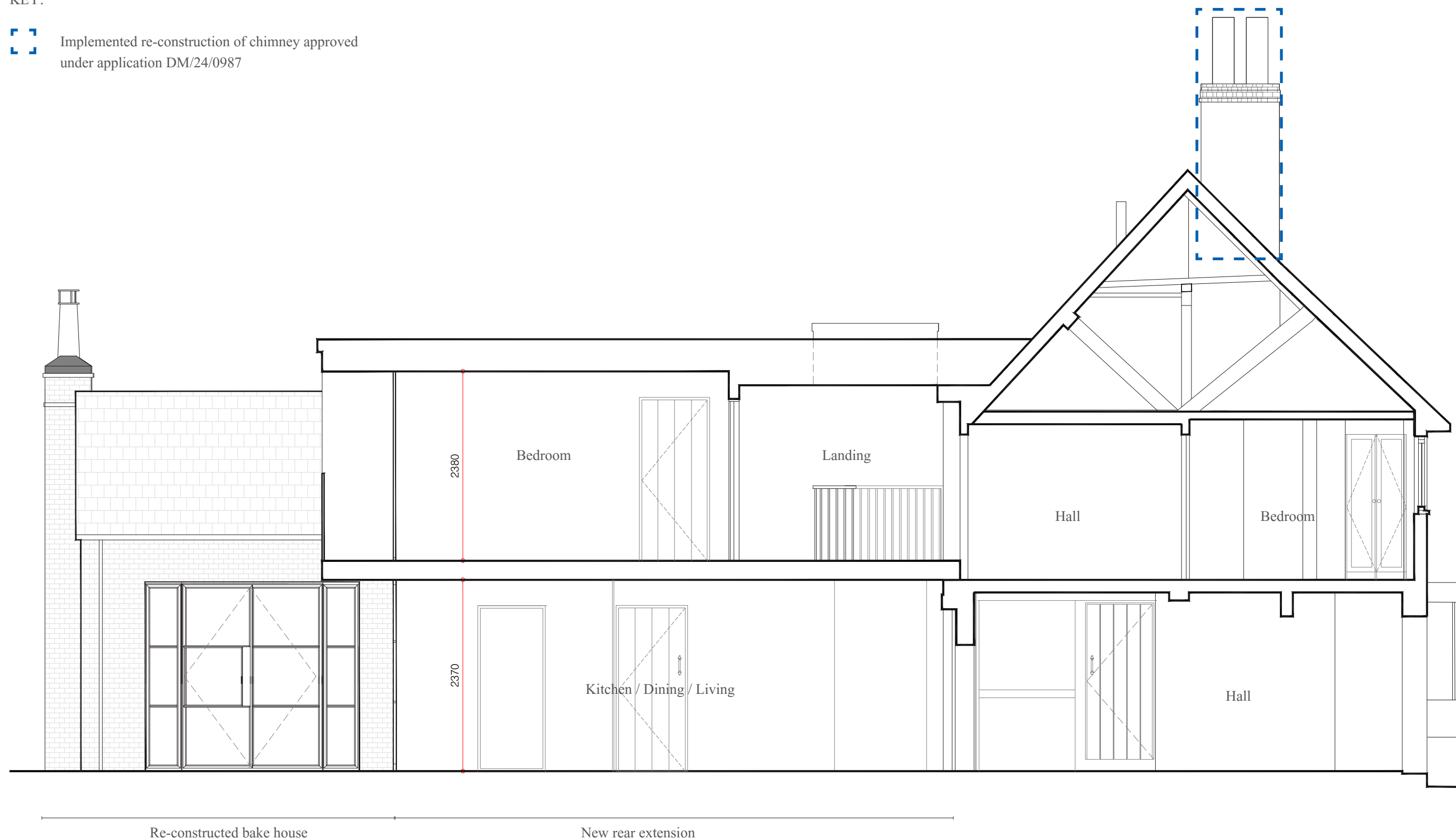
‘AS BUILT’ DRAWINGS

SECTIONAL ELEVATION

KEY:



Implemented re-construction of chimney approved
under application DM/24/0987



‘AS BUILT’ SECTIONAL ELEVATION A-A. Drawing no. 1200 Rev B. 1:50@A3



PART VI | COMPARISON DRAWINGS

This section of the document compares the built dwelling to the approved scheme and highlights the differences between the two that form the subject of this regularisation application.

COMPARISON DRAWINGS

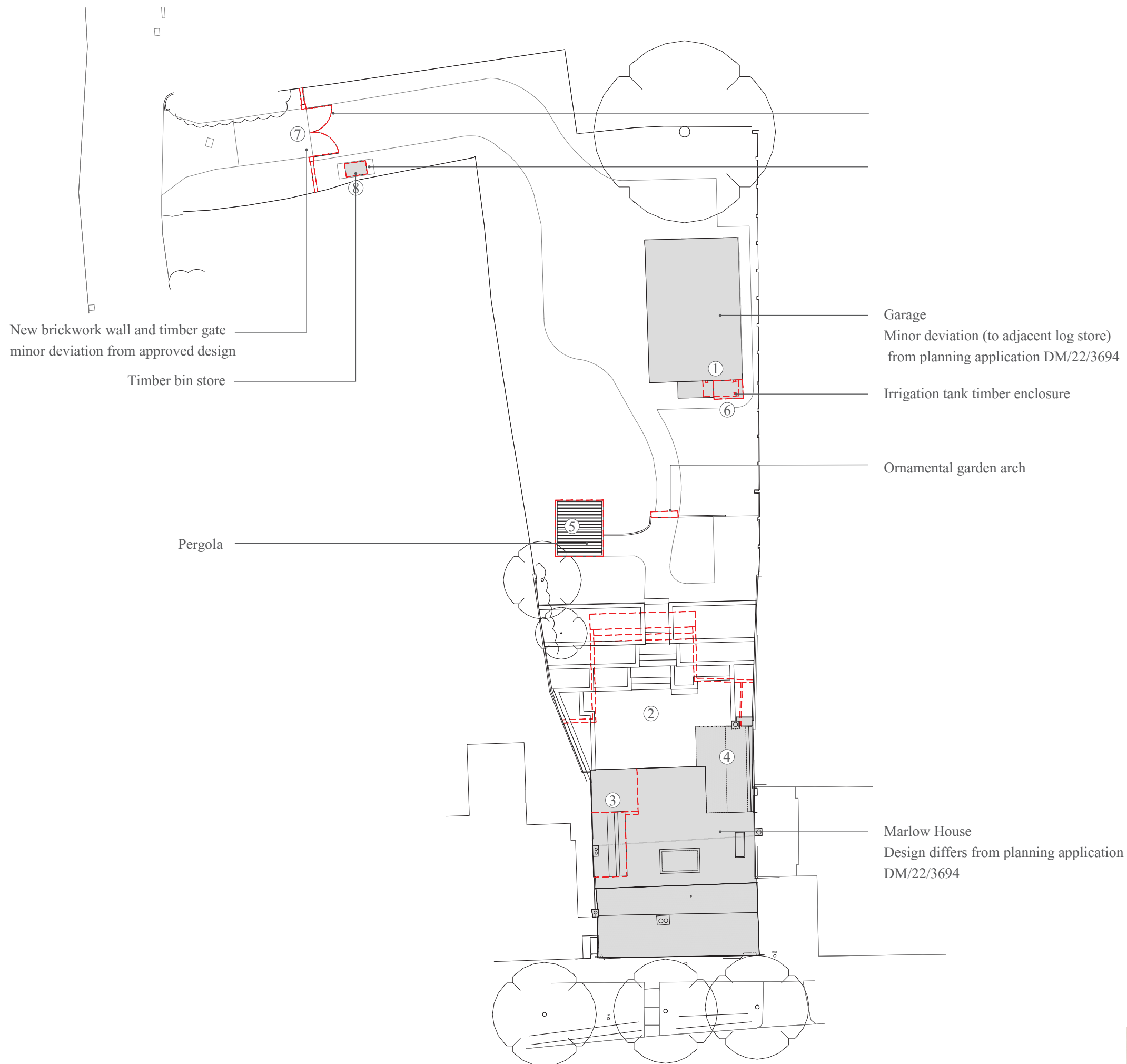
PLANS

LIST OF DIFFERENCES:

1. Garage design deviates from approved design
2. Landscape deviates from approved design
3. Rear extension spans across full width and deviates from approved design
4. Historic bake house re-constructed following its collapse during strip-out.
5. Pergola - no planning permission
6. Irrigation tank timber enclosure, no planning permission
7. Brickwork gate and timber gate deviates from approved design
8. Timber bin store, no planning permission

KEY:

- Outline of the scheme approved under application no. DM/22/3694



COMPARISON - SITE PLAN REV A. 1:300@A3

0 1 2 3 4 5 10 15 20m



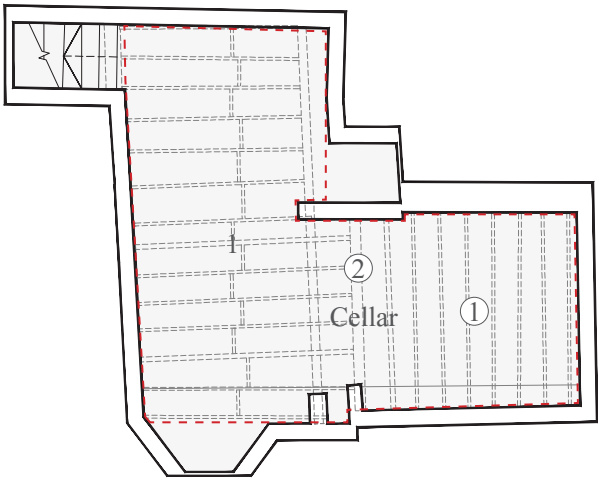
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



COMPARISON DRAWINGS
PLANS

LIST OF DIFFERENCES:

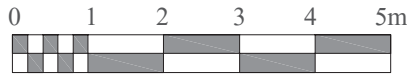
- 1. Existing joists replaced with new
- 2. Steel railway member replaced with steel beam



KEY:

-  Outline of the scheme approved under application no. DM/22/3694

COMPARISON - BASEMENT FLOOR PLAN REV A. 1:100@A3



COMPARISON DRAWINGS

PLANS

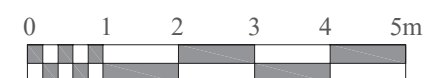
LIST OF DIFFERENCES:

1. Change of layout - WC added
2. Existing staircase (linking ground, first and second floor) removed
3. Historic bake house re-constructed following its collapse during strip-out.
4. Window of different design
5. Doors of different design
6. Landscape of different design
7. AC AHU louvred timber enclosure - matching timber of new extension
8. Existing chimney stack removed
9. Glass covering of historic well (discovered during construction works)
10. Removal of 1990s internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster
11. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths
12. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC is proposed as implemented.
13. Sliding door partition to wine cellar / utility room,
14. Timber cladding to evoke timber framing to main entrance passage on walls
15. Historic door jamb removed
16. Electric fireplace installed in the existing fireplace opening

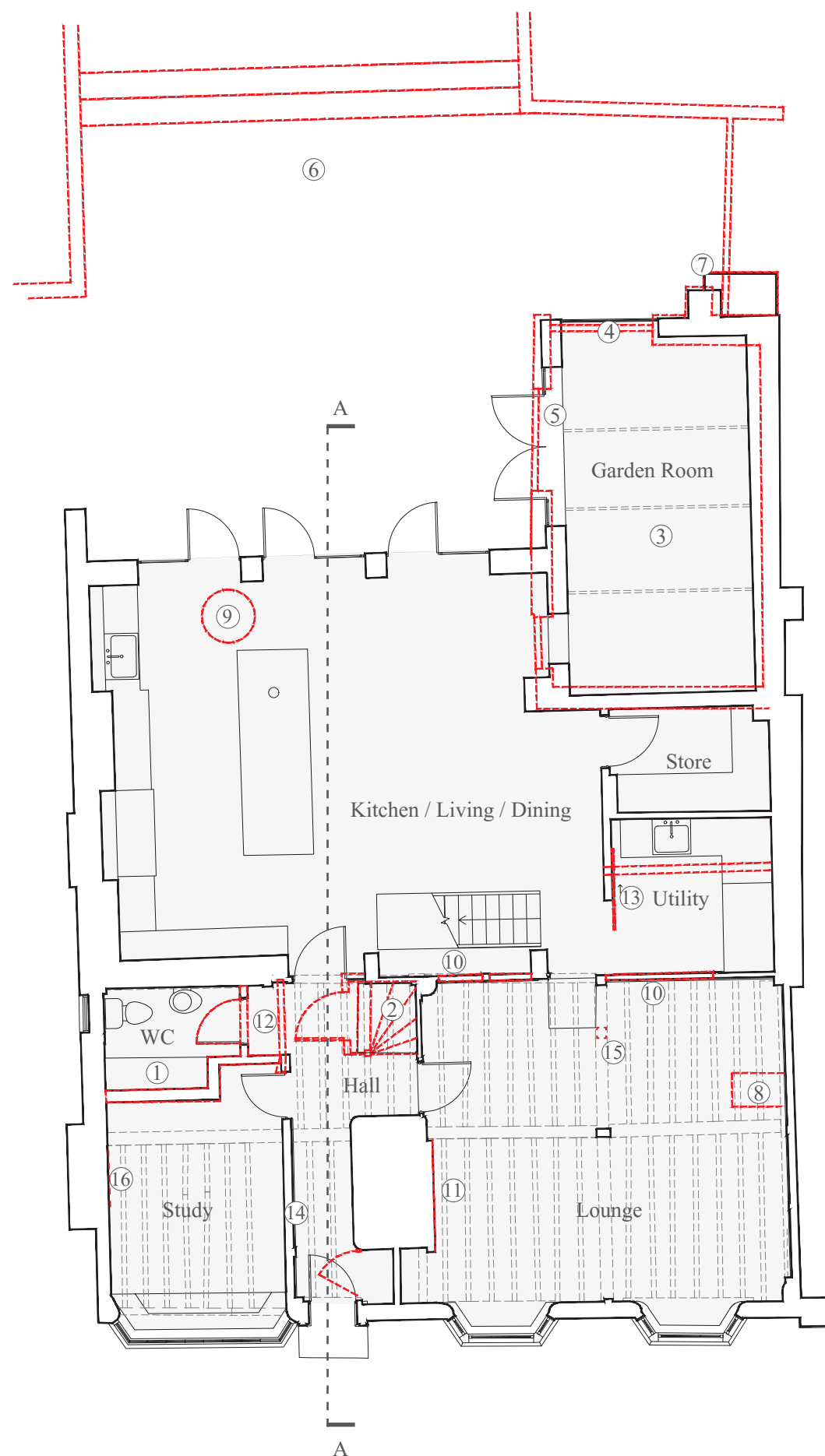
KEY:

- Outline of the scheme approved under application no. DM/22/3694

COMPARISON - GROUND FLOOR PLAN REV A. 1:100@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



COMPARISON DRAWINGS

PLANS

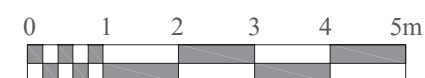
LIST OF DIFFERENCES:

1. Existing joinery and staircase (linking ground, first and second floor) removed
2. Flat roof extension above bathroom
3. Rear extension extended - spanning full width, concealing the historic gable
4. Historic bake house re-constructed following its collapse during strip-out.
5. Rooflights omitted (2no)
6. Gutter design deviates from approved- parapet wall and secret gutter
7. Existing door opening blocked up
8. Modern plaster infill panel removed, original oak frame retained
9. Existing chimney stack removed
10. AC AHU louvred timber enclosure - matching timber of new extension
11. Fitted back to back wardrobe with new joinery installed within the existing niche
12. Existing doorway blocked up, additional wall build-up
13. New partition and sliding door to create bathroom
14. Removal of 1990s internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster
15. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths
16. Overlaid seasoned oak flooring to first floor rooms overlaying original floorboards (retained in situ)
17. Timber weatherboarding not continued to ground level*
18. Attic access hatch

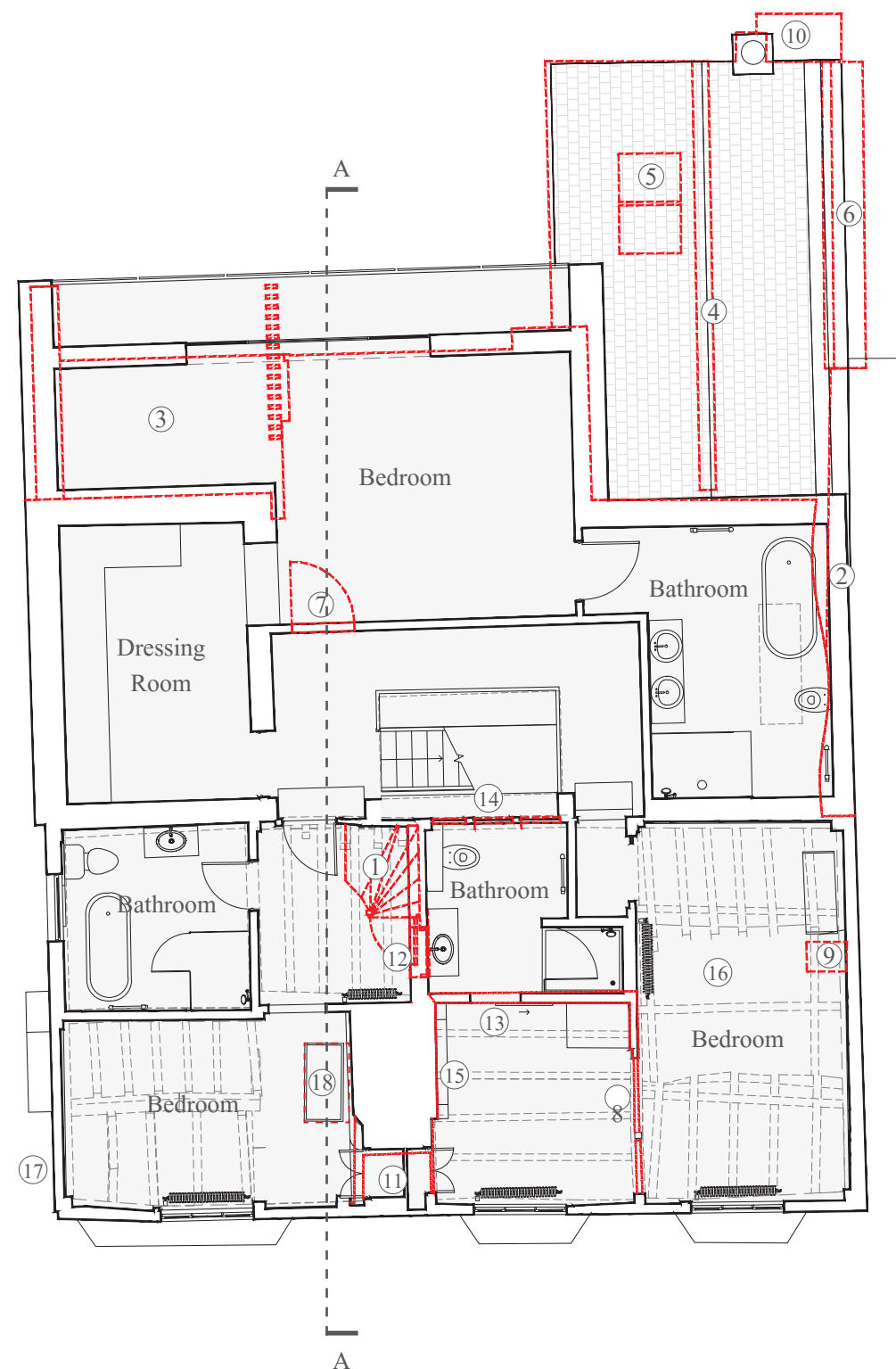
KEY:

- Outline of the scheme approved under application no. DM/22/3694

COMPARISON - FIRST FLOOR PLAN REV A. 1:100@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR

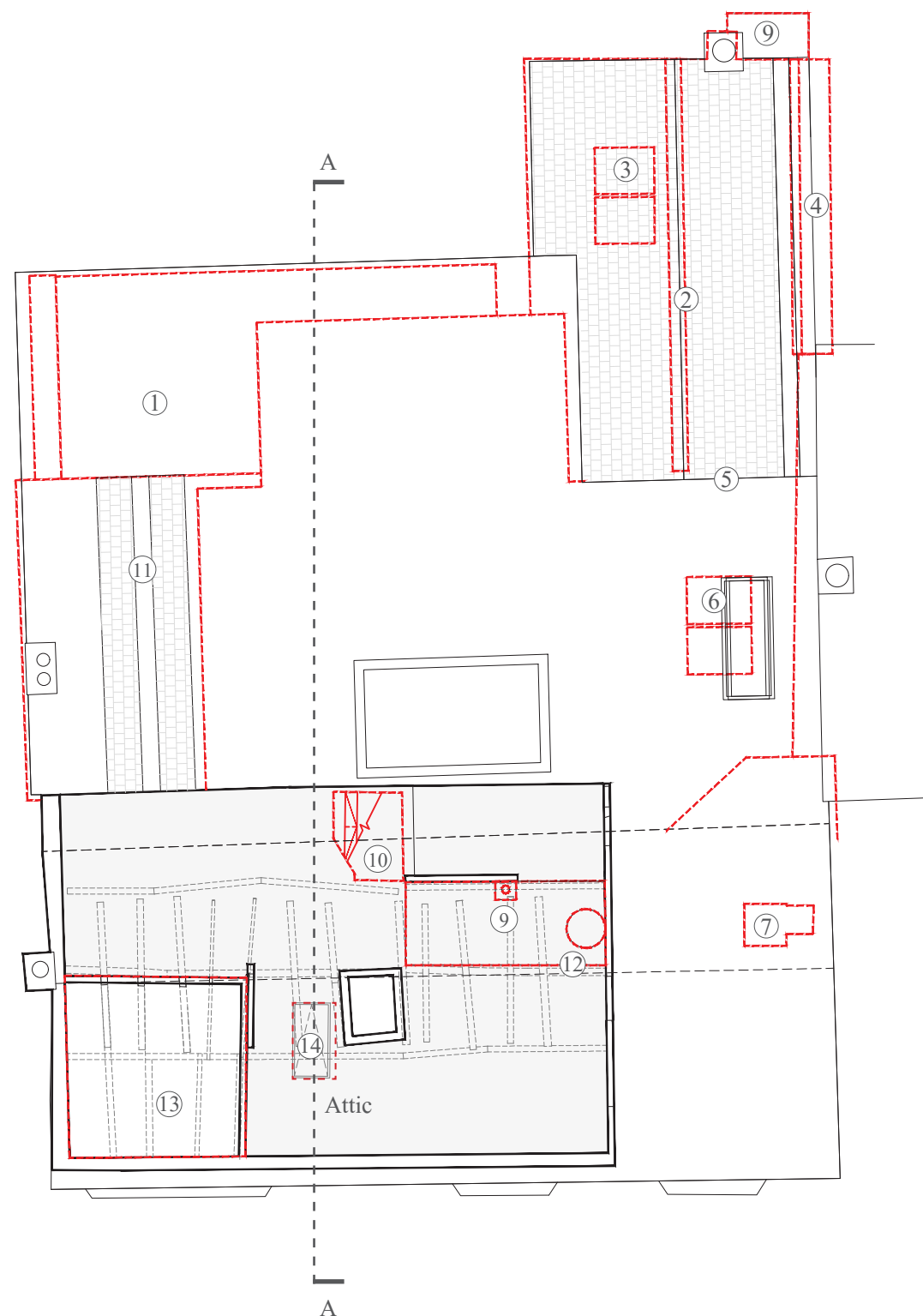


COMPARISON DRAWINGS

PLANS

LIST OF DIFFERENCES:

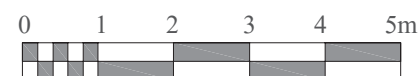
1. Rear extension extended - spanning full width, concealing the historic gable
2. Historic bake house re-constructed following its collapse during strip-out.
3. Rooflights omitted (2no)
4. Gutter design deviates from approved- parapet wall and secret gutter
5. No step between roof planes
6. Single rooflight instead of two
7. Existing chimney removed
8. AC AHU louvred timber enclosure - matching timber of new extension
9. Boiler and flue installed
10. Existing staircase (linking ground, first and second floor) removed
11. Historic gable partially visible above new flat roof
12. Water tank installed
13. Vaulted ceiling above bedroom
14. Attic access hatch



KEY:

- Outline of the scheme approved under application no. DM/22/3694

COMPARISON - SECOND FLOOR PLAN REV A. 1:100@A3

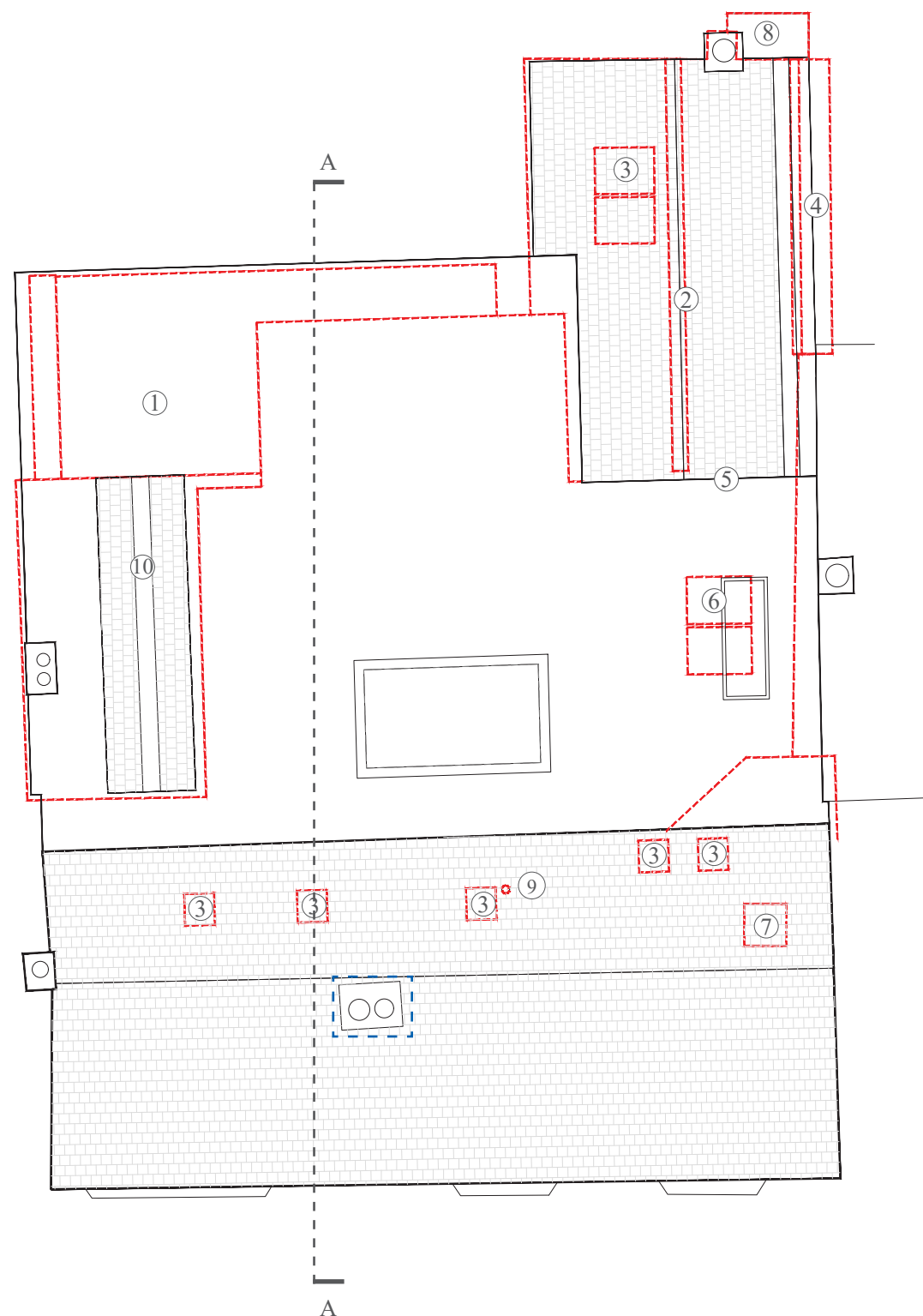


COMPARISON DRAWINGS

PLANS

LIST OF DIFFERENCES:

1. Rear extension extended - spanning full width, concealing the historic gable
2. Historic bake house re-constructed following its collapse during strip-out.
3. Rooflights omitted (7no)
4. Gutter design deviates from approved- parapet wall and secret gutter
5. No step between roof planes
6. Single rooflight instead of two
7. Existing chimney removed
8. AC AHU louvred timber enclosure - matching timber of new extension
9. Boiler flue installed
10. Historic gable partially visible above new flat roof

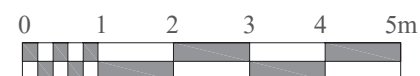


KEY:

Outline of differences to the scheme approved under application no. DM/22/3694

Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - ROOF PLAN. 1:100@A3



COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

1. Different door ornamentations introduced
2. Side lamps omitted
3. Vent added
4. Existing chimney removed



KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - EAST ELEVATION. 1:50@A3



COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

1. Historic bake house re-constructed following its collapse during strip-out
2. Window of different design
3. Raised planter not constructed
4. Gutter design deviates from approved- parapet wall and secret gutter
5. Additional mass, flat roof
6. Rear extension extended - spanning full width, concealing the historic gable
7. Terrace balustrade glazed instead of metal
8. Historic gabled extension retained but hidden behind new rear extension
9. Gothic window retained but hidden behind new rear extension wall
10. Rooflights omitted
11. Landscape design deviates from approved
12. AC AHU louvred timber enclosure - matching timber of new extension
13. Existing chimney removed
14. Boiler flue

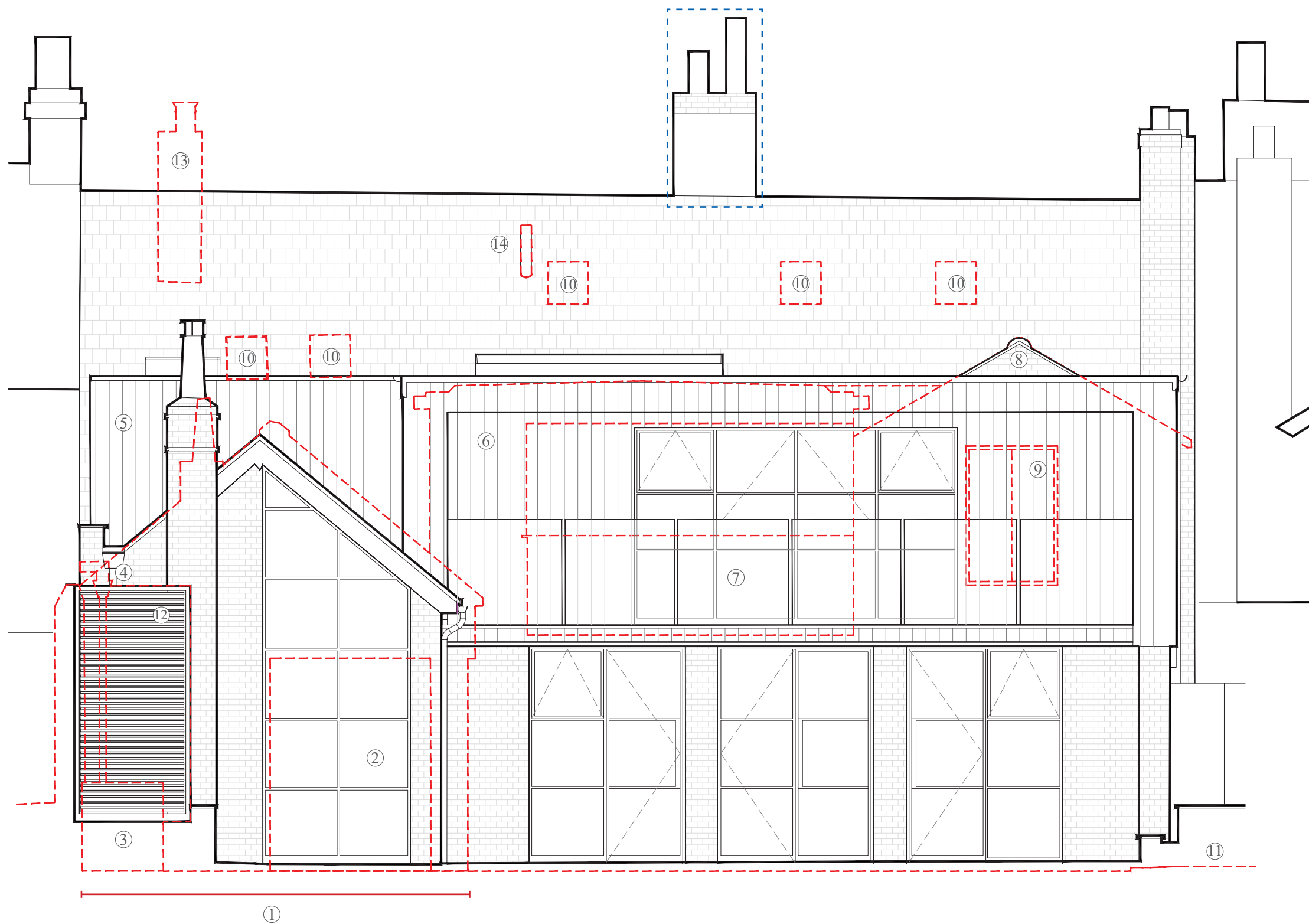
KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - WEST ELEVATION. 1:50@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR

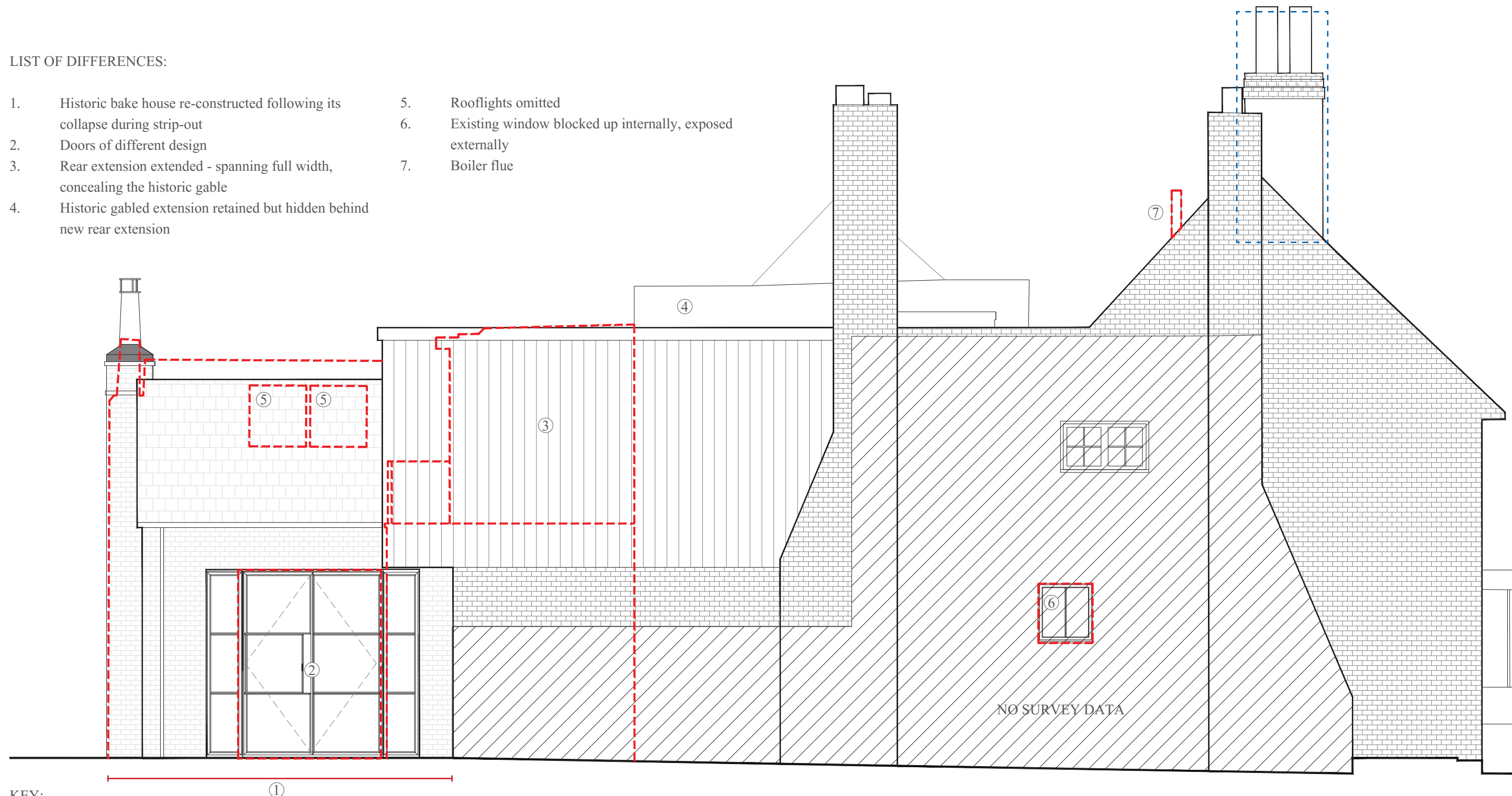


COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

- | | | | |
|----|--|----|---|
| 1. | Historic bake house re-constructed following its collapse during strip-out | 5. | Rooflights omitted |
| 2. | Doors of different design | 6. | Existing window blocked up internally, exposed externally |
| 3. | Rear extension extended - spanning full width, concealing the historic gable | 7. | Boiler flue |
| 4. | Historic gabled extension retained but hidden behind new rear extension | | |



KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - SOUTH ELEVATION. 1:50@A3

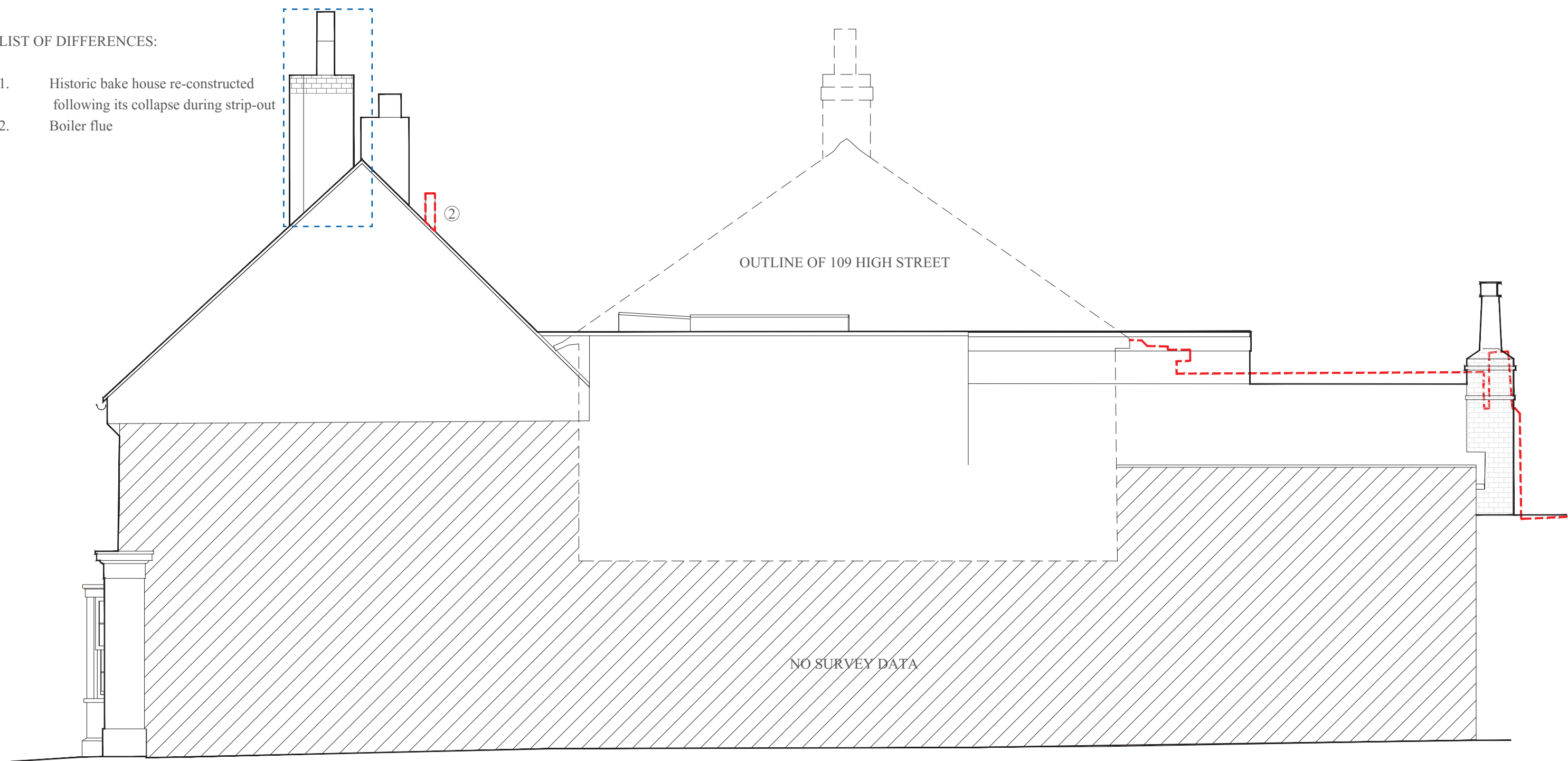


COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

1. Historic bake house re-constructed following its collapse during strip-out
2. Boiler flue



KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - NORTH ELEVATION. 1:50@A3

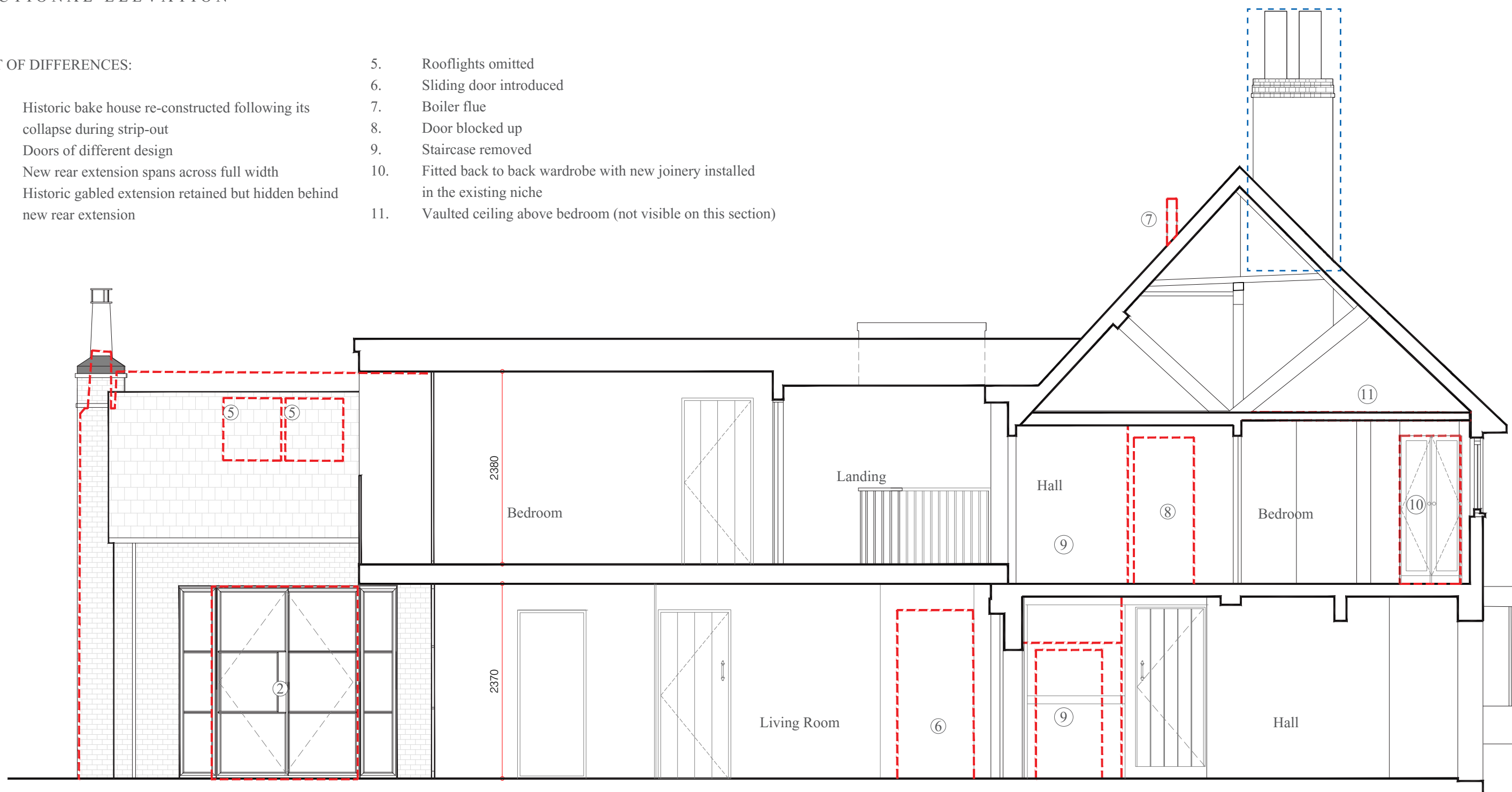


COMPARISON DRAWINGS

SECTIONAL ELEVATION

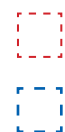
LIST OF DIFFERENCES:

- | | |
|---|---|
| 1. Historic bake house re-constructed following its collapse during strip-out | 5. Rooflights omitted |
| 2. Doors of different design | 6. Sliding door introduced |
| 3. New rear extension spans across full width | 7. Boiler flue |
| 4. Historic gabled extension retained but hidden behind new rear extension | 8. Door blocked up |
| | 9. Staircase removed |
| | 10. Fitted back to back wardrobe with new joinery installed in the existing niche |
| | 11. Vaulted ceiling above bedroom (not visible on this section) |



KEY:

①



Outline of differences to the scheme approved under application no. DM/22/3694



Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - SECTIONAL ELEVATION AA REV A. 1:50@A3



PART VII | PROPOSED REGULARISATION
OF SCHEME

PROPOSED REGULARISATION OF SCHEME
SUMMARY

The proposed scheme hereunder assessed is a variation of the scheme approved under DM/22/3694 and DM/22/3695, combining elements of the scheme as implemented and other elements, as yet not implemented.
Further amendments were undertaken following submission of application DM/25/1104.

The application scheme differs from the Approved scheme in the following respects:

1. Full width rear extension at first floor level proposed as implemented.
2. Flat roof ‘dormer’ extension to accommodate master bathroom proposed as implemented.
3. Bake House rebuilt to a slightly different design using handmade clay bricks,10 matching the other masonry elements to the rear elevation proposed as implemented.
4. AC units to Bake House enclosed by timber louvre screening (Siberian larch) to north side of Bake House chimney proposed as implemented.
5. Removal of corkscrew winder staircase (lower flight) at ground to first floor level with retained handrail and upper treads. Staircase to be reinstated.
6. Partition to form downstairs WC in southern bay of 15th century house (formerly dining room in previous house), proposed as implemented.
7. Removal of late 19th century chimney stack and making good to floors, ceiling and roof, proposed as implemented.
8. Blocking of door between first floor landing and en-suite bathroom to north bedroom but with exposed timber framing and plank door retained to landing side. Wall finishes proposed as implemented to bathroom side of the wall.
9. Re-use of some attic floorboards to form plank doors throughout the house, proposed as implemented.
10. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC is proposed as implemented.
11. New back to back fitted wardrobes with new joinery, secured by means of non-intrusive fixings within niches adjacent to main chimney breast or external walls proposed as implemented.
12. First floor partition replacement to create bathroom to N bedroom incorporating a sliding door proposed as implemented.

13. Removal of modern infill panelling to N bedroom but with timber framing retained in situ. Removed infill panels to be reinstated.
14. Re-facing of main chimney breast to ground floor living room in reclaimed brick in hydraulic lime mortar incorporating new hearths, proposed as implemented. Amendments and re-facing to chimney breast to first floor, proposed as implemented.
15. Sliding door partition to wine cellar / utility room (note 18 on approved plan), proposed as implemented.
16. Timber wall cladding to evoke timber framing to main entrance passage, proposed as implemented
17. Overlaid seasoned oak flooring first floor rooms overlaying original floorboards (retained in situ), proposed as implemented.
18. Removal of internal 1990s casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster – proposed as implemented.
19. Removal of rooflights to west facing historic slate roof and slated over in matching slate – proposed as implemented.
20. Timber weatherboarding not added to south elevation, retained as existing.
21. Water well revealed and re-lined in brick to new kitchen floor and left exposed / visible with structural glazed floor, proposed as implemented.
22. Removal of gypsum plasterboard and historic timber joists ceiling to SE bedroom and insertion of vaulted ceiling in reclaimed timber rafters with lime plaster infill. Proposed as implemented.
23. Balustrade to terrace change from metal spindles to planar/ frameless glazing
24. Electric fireplace installed in the existing fireplace opening in ground floor study
25. Removal of historic timber frame and door jamb and modern plaster infill in ground floor lounge. Door jamb and timber frame to be reinstated.
26. Attic floorboards reinstated in the southern part of attic

The proposed scheme differs from the Implemented Scheme in the following respects:

1. West wall of 1830s gabled outrigger to be exposed as an internal brick wall at first floor level with existing softwood casement window to be replaced in hardwood after the original prototype and exposed internally.
2. Door between first floor landing and en-suite bathroom to north bedroom to be reinstated within with exposed timber framing and plank door exposed to both sides of the historic partition wall.
3. Ground floor to first and first floor to attic level corkscrew winder staircase to be reinstated using the original materials recovered from the 17th century historic fabric. Joinery encasement implemented on ground floor. Access door to first floor–attic stair flight reinstated, including the reinstatement of access through the first floor as part of the winder staircase, which had previously been sealed over.
4. Basement access hatch removed, historic timber door within joinery encasement to be reinstated
5. Opening above the first floor staircase reinstated to allow for attic access. Access hatch to be introduced.
6. Reception partition wall- Oak door jamb and oak framework to be reinstated
7. Partition wall infill panels to be reinstated in the first floor bedroom
8. Bakehouse west elevation - tall window replaced with one of the same height as other openings on GF. Top section to be filled in with brickwork wall (previously approved brick type).
9. Lime plaster to be removed from old western basement wall

The Proposed Scheme differs from the scheme approved under DM/22/3694 relating to external works and structures within the rear garden of the listed building in the following respects:

1. Entrance gates to driveway built to different design proposed as implemented
2. Timber pergola to rear garden with concrete base proposed as implemented
3. Ornamental arch in Corten steel at entrance to garden proposed as implemented
4. Log store built to a lower height proposed as implemented
5. General landscaping arrangement, inclusive of irrigation tank.



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

1. Garage - to remain as implemented
2. Landscaping - to remain as implemented
3. Rear extension spans across full width - to remain as implemented
4. Historic bake house re-constructed following its collapse during strip-out- to remain as implemented
5. Pergola - seeking permission - to remain as implemented
6. New gates - to remain as implemented
7. New bin store - to remain as implemented
8. New ornamental arch - seeking permission to remain as implemented
9. New timber irrigation tank enclosure - seeking permission to remain as implemented

Brick wall, gates, bin store
- to remain as implemented

Garage
Design differs from planning application
DM/22/3694
- to remain as implemented

Ornamental arch
- to remain as implemented

Pergola
- to remain as implemented

Rear extension to Marlow House
Design differs from planning application
DM/22/3694
- to remain as implemented

PROPOSED SITE PLAN. 1:300@A3

0 1 2 3 4 5 10 15 20m



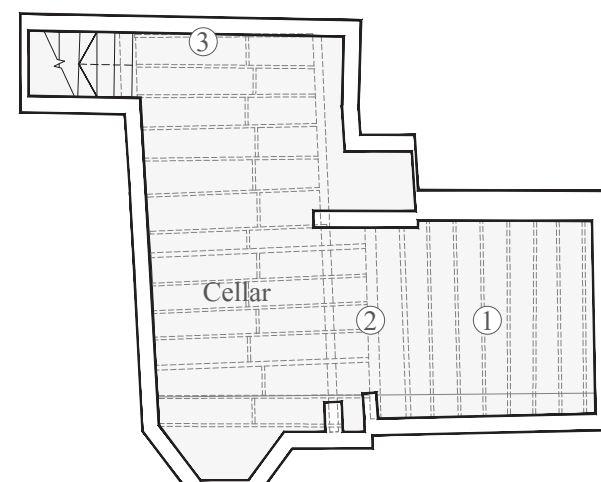
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



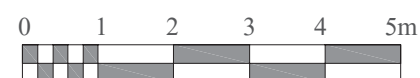
PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

1. Existing joists replaced with new
2. Existing rusty supporting steel member (railway rail) replaced with structural steel fit for intended purpose
3. Lime plaster to be removed from western wall



PROPOSED GROUND FLOOR PLAN REV B. 1:100@A3



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

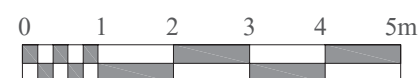
1. Change of layout - WC added *
2. Existing joinery and staircase: non-original joinery and historic staircase to be reinstated
3. Historic bake house re-constructed following its collapse during strip-out. *
4. Window of different design to be replaced with 6 pane crittle window
5. Doors of different design *
6. Landscape of different design *
7. AC AHU louvred timber enclosure - matching timber of new extension *
8. Existing chimney stack removed *
9. Glass covering of historic well (discovered during construction works) *
10. Removal of internal 1990s casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster *
11. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths *
12. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC is proposed as implemented. *
13. Sliding door partition to wine cellar / utility room, partition wall in different location *
14. New timber walling *
15. Re-discovered well *
16. Timber weatherboarding not continued to ground level*
17. Existing basement access hatch to be removed, original basement access door reinstated
18. Historic door jamb and timber frame member to ground floor northern room reinstated to make the original stud partition legible (it was heavily altered in the 20th century)

KEY:

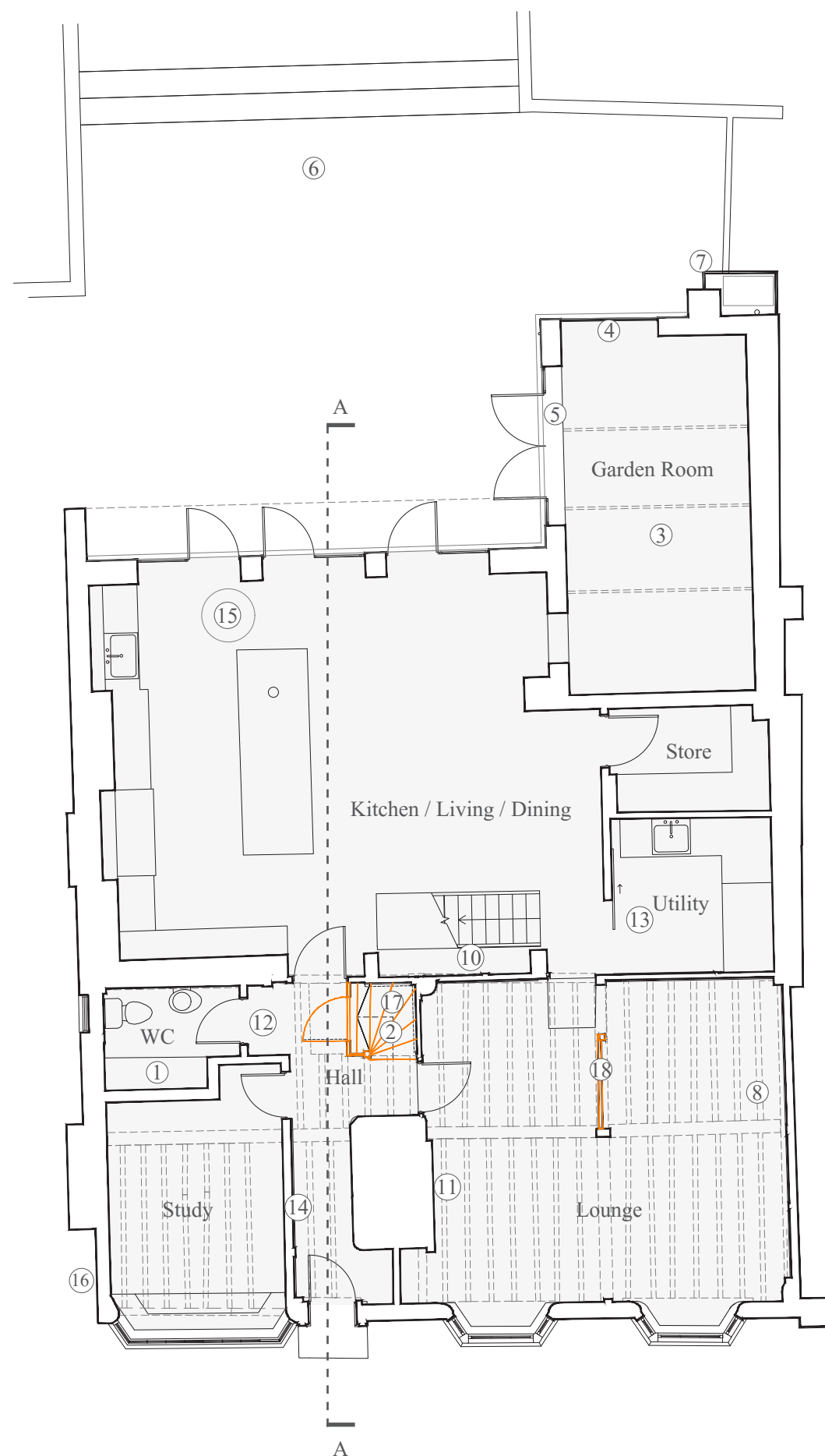
Outline of proposed amendments to the as-built house

* To remain as implemented

PROPOSED GROUND FLOOR PLAN REV B. 1:100@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

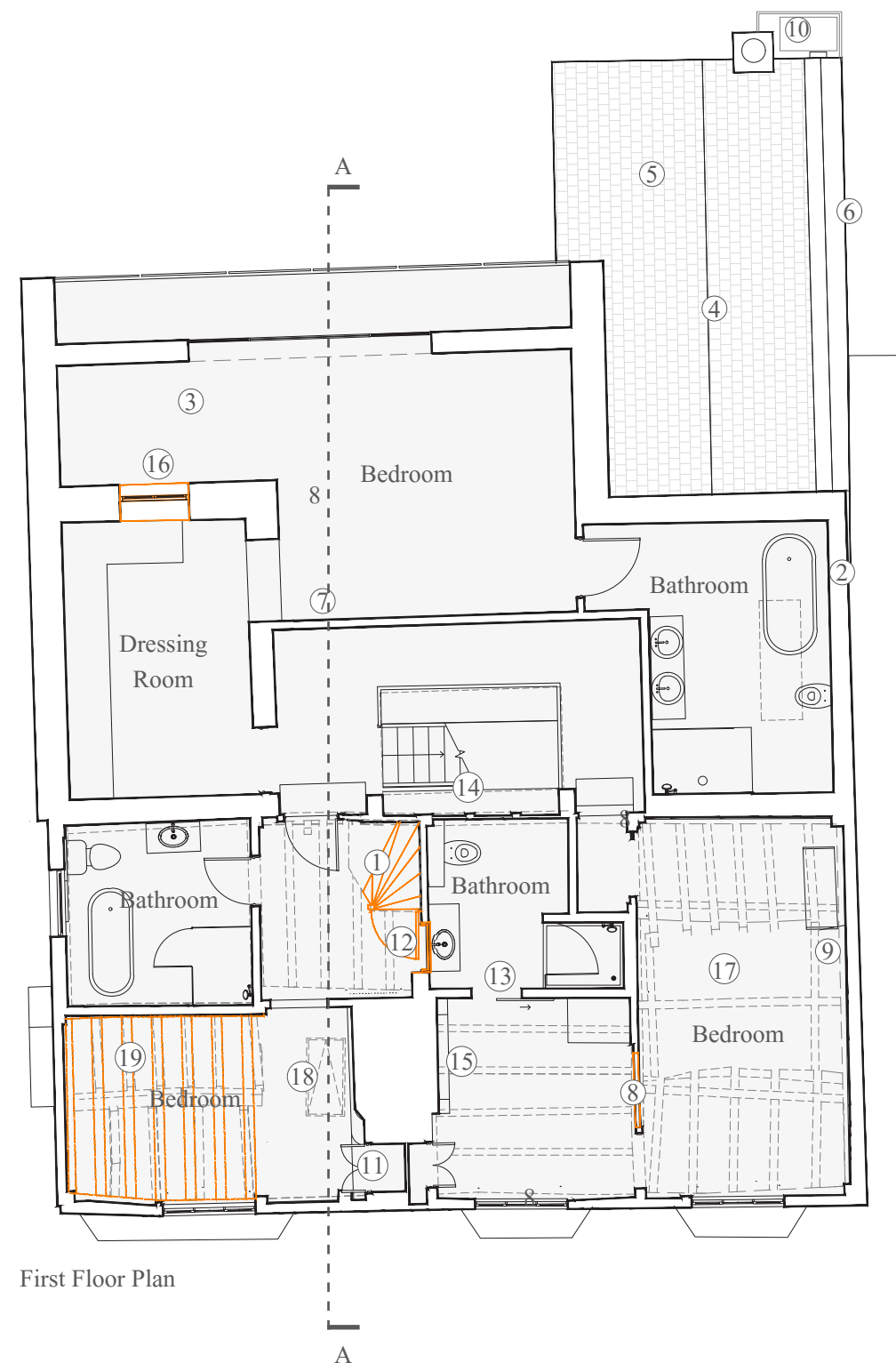
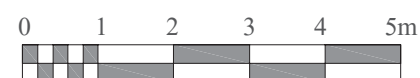
1. Joinery and staircase: non-original door reinstated, staircase to be reinstated using some sections of salvaged timber
2. Flat roof extension above bathroom *
3. Rear extension extended - spanning full width, concealing the historic gable - extension to remain, brickwork gable and gothic window to be internally revealed
4. Historic bake house re-constructed following its collapse during strip-out. *
5. Rooflights omitted *
6. Gutter design deviates from approved- parapet wall and secret gutter to enhance rainwater and surface water run off management *
7. Existing door opening blocked up *
8. Plaster infill wall removed, oak frame retained. Lime plaster infill to be reinstated
9. Existing chimney stack removed *
10. AC AHU louvred timber enclosure - matching timber of new extension *
11. Back to back fitted wardrobes with new joinery installed within the niche*
12. Existing doorway blocked up - opening and door (fixed shut) reinstated. To be exposed on both sides. Vanity unit and sink is freestanding on bathroom side and removable
13. New partition and sliding door to create bathroom*
14. Removal of internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster *
15. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths *
16. Victorian window and gable wall exposed internally
17. Overlaid seasoned oak flooring to first floor rooms overlaying original floorboards (retained in situ)
18. Attic access hatch *
19. Historic timber ceiling joists above bedroom to be removed

KEY:

Outline of proposed amendments to the as-built house

* To remain as implemented

PROPOSED FIRST FLOOR PLAN REV B. 1:100@A3



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

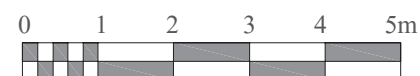
1. Rear extension extended - spanning full width, concealing the historic gable *
2. Historic bake house re-constructed following its collapse during strip-out. *
3. Rooflights omitted *
4. Gutter design deviates from approved- parapet wall and secret gutter to enhance rainwater and surface water run off management *
5. No step between roof planes *
6. Single rooflight instead of two *
7. Existing chimney removed *
8. AC AHU louvred timber enclosure - matching timber of new extension *
9. Boiler and flue installed on rear slope of roof *
10. Historic gable partially visible above new flat roof
11. Attic access reinstated, new access hatch introduced
12. Vaulted ceiling introduced above south east bedroom *
13. Reinstatement of floorboards in southern part of loft to match historic boards laid loose
14. Water tank on it's own supported base of timbers spreading the weight over the historic rafters below *
15. Attic access hatch *
16. Historic timber joists removed above bedroom, as approved.

KEY:

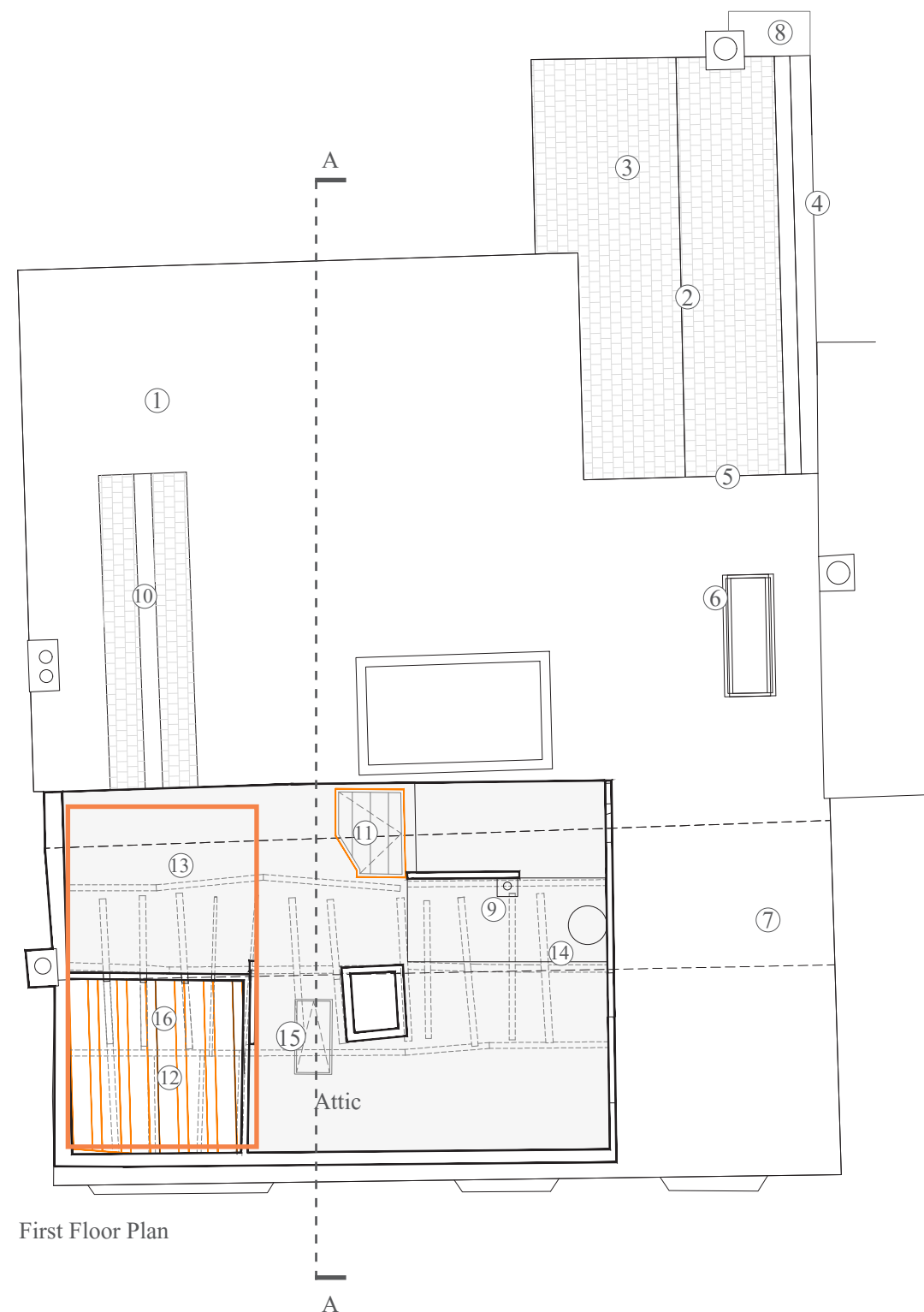
Outline of proposed amendments to the as-built house

* To remain as implemented

PROPOSED SECOND FLOOR PLAN REV B. 1:100@A3



107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

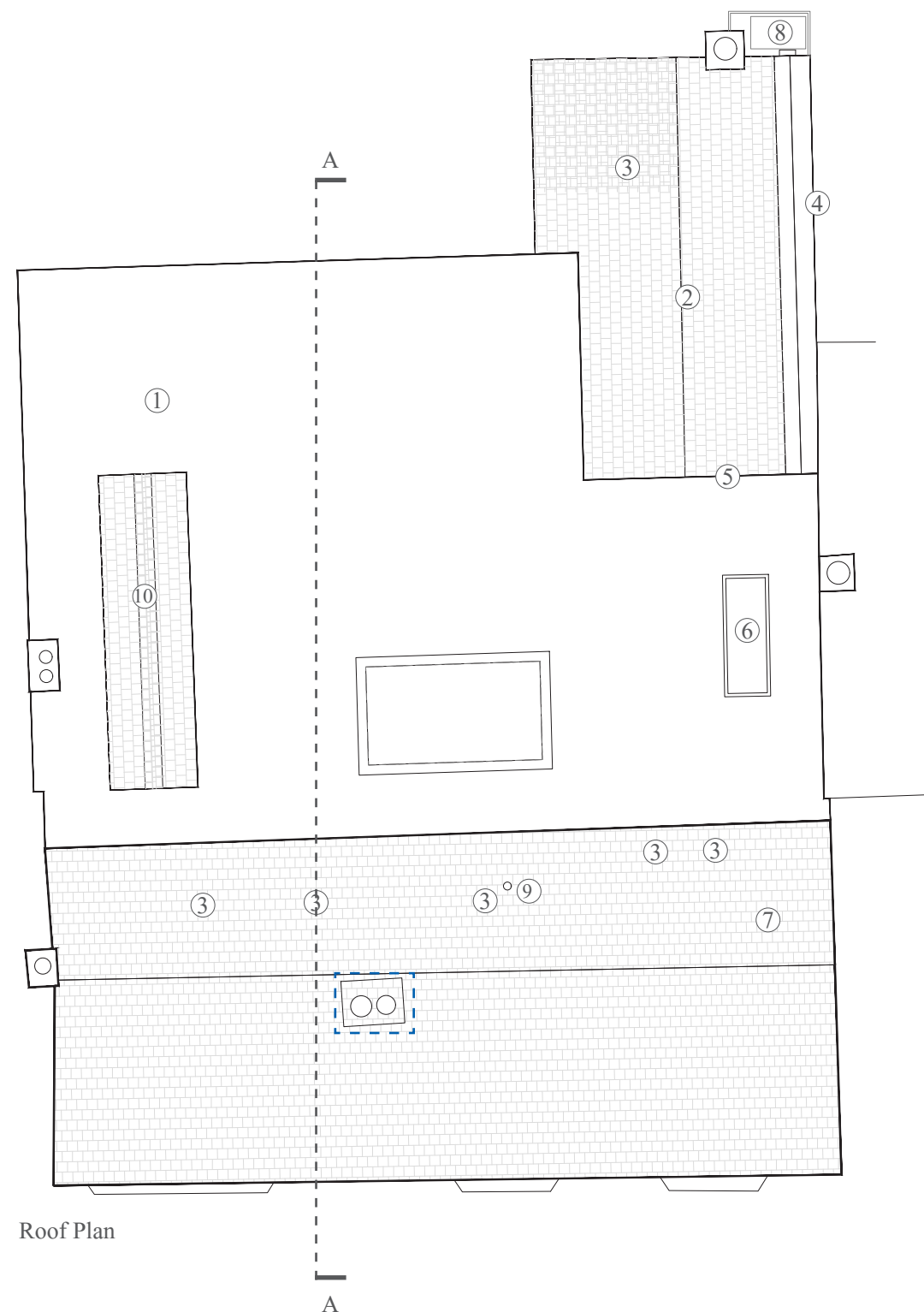
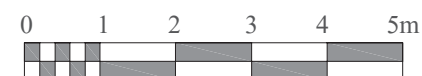
1. Rear extension extended - spanning full width, concealing the historic gable *
2. Historic bake house re-constructed following its collapse during strip-out *
3. Rooflights omitted *
4. Gutter design deviates from approved- parapet wall and secret gutter *
5. No step between roof planes *
6. Single flat rooflight instead of two pitched roof windows*
7. Existing chimney removed *
8. AC AHU louvred timber enclosure - matching timber of new extension *
9. Boiler flue on rear slope roof *
10. Historic gable partially visible above new flat roof

KEY:

- Outline of proposed amendments to the as-built house
- Implemented re-construction of chimney approved under application DM/24/0987

* To remain as implemented

PROPOSED ROOF PLAN. 1:100@A3



PROPOSED REGULARISATION OF SCHEME ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

1. Different door ornamentations introduced *
2. Side lamps omitted *
3. Vent added *
4. Existing chimney removed *



KEY:

 Implemented re-construction of chimney approved under application DM/24/0987

* To remain as implemented

PROPOSED EAST ELEVATION. 1:50@A3

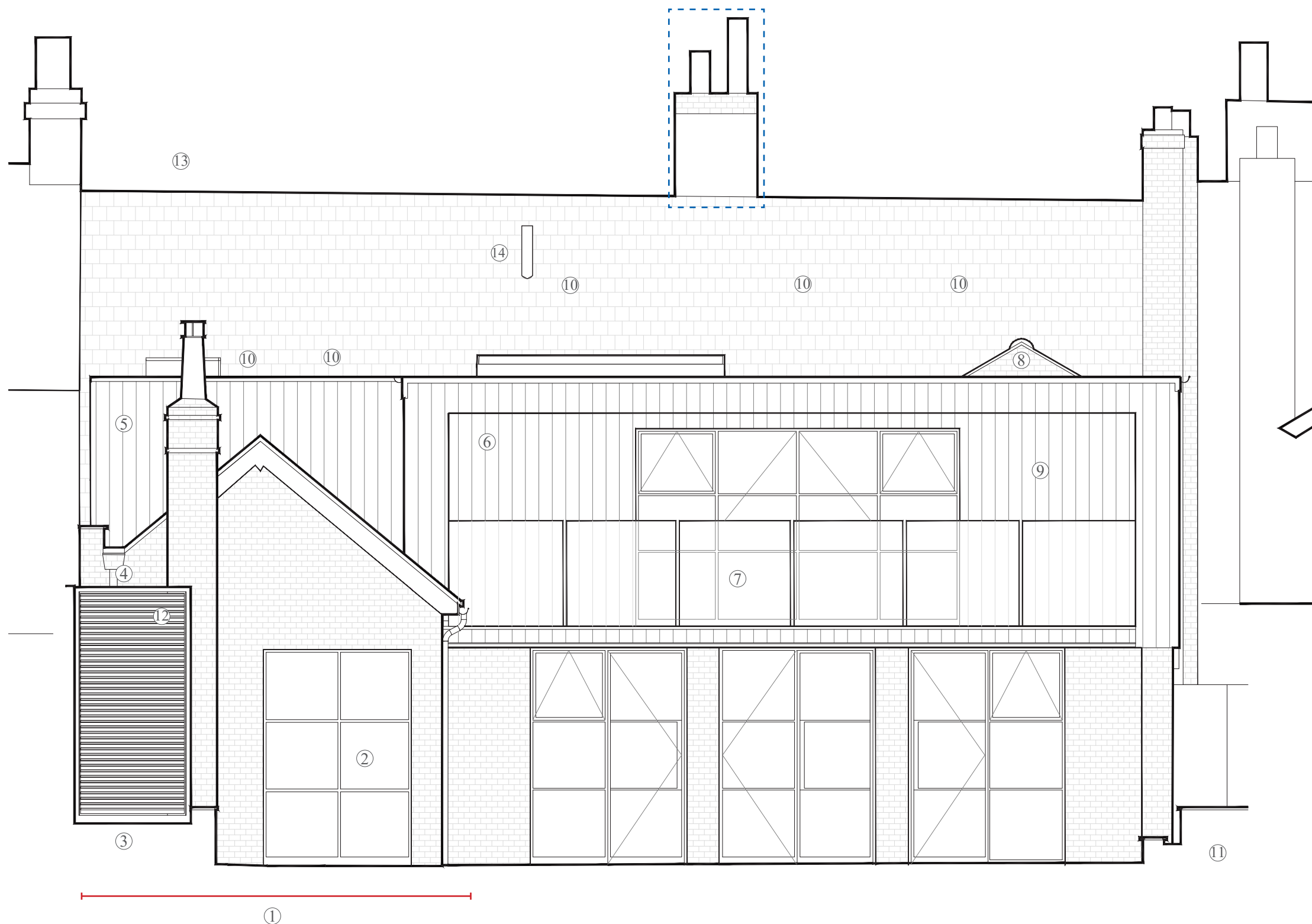


PROPOSED REGULARISATION OF SCHEME

ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

1. Historic bake house re-constructed following its collapse during strip-out *
2. Window of different design. New crittle window of the same specification but lower (6 panes, lining up with top of other windows and doors on ground floor) to be installed, opening above to be infilled with brickwork to match
3. Raised planter not constructed *
4. Gutter design deviates from approved- parapet wall and secret gutter *
5. Flat roof infill*
6. Rear extension extended - spanning full width, concealing the historic gable *
7. Terrace balustrade glazed instead of metal *
8. Historic gabled extension retained but hidden behind new rear extension
9. Gothic window retained but hidden behind new rear extension wall
10. Rooflights omitted *
11. Landscape design deviates from approved *
12. AC AHU louvred timber enclosure - matching timber of new extension *
13. Existing chimney removed *
14. Boiler flue on rear slope roof *



KEY:

- Implemented re-construction of chimney approved under application DM/24/0987
- * To remain as implemented

PROPOSED WEST ELEVATION REV A. 1:50@A3



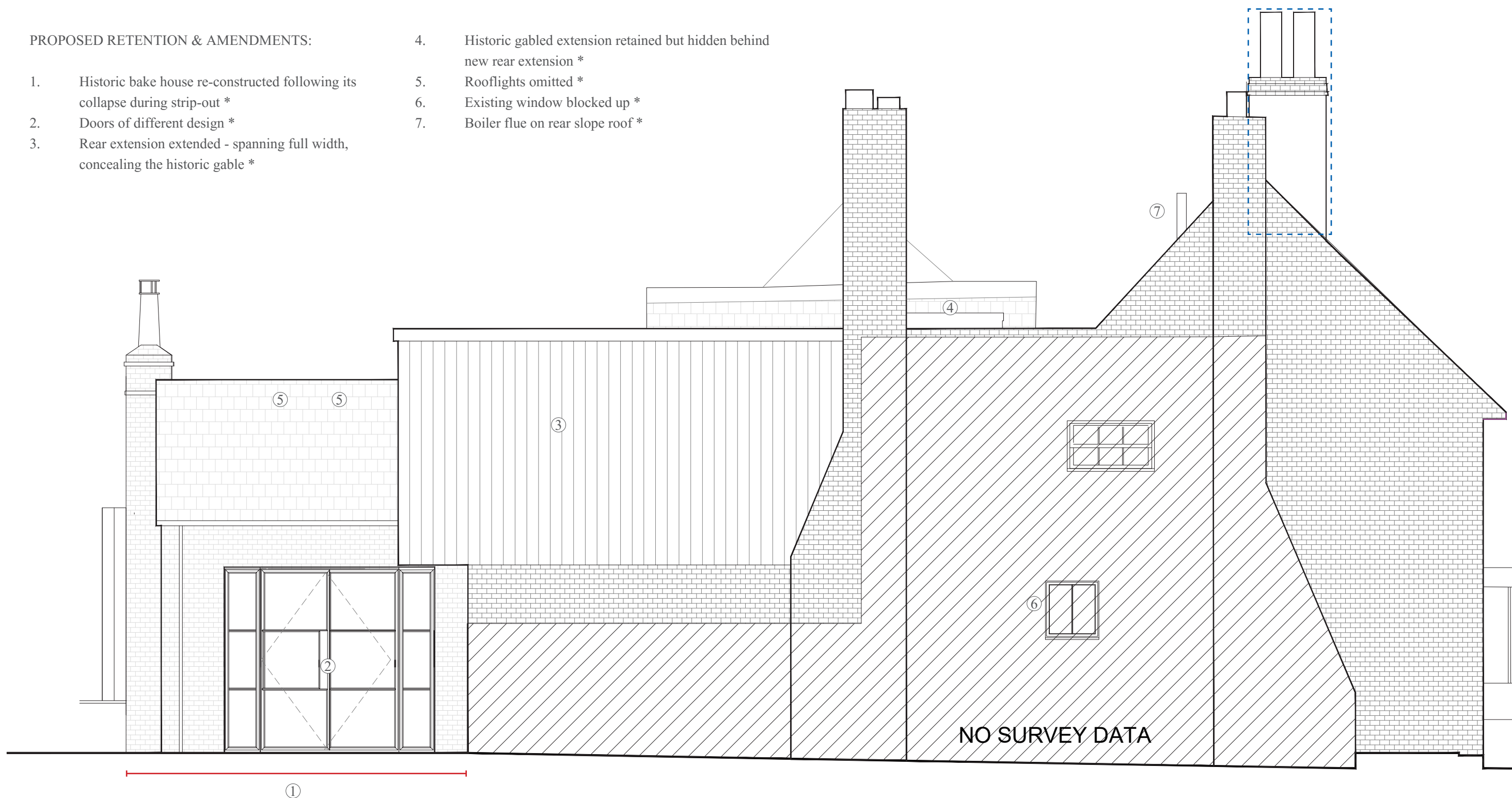
PROPOSED REGULARISATION OF SCHEME

ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

1. Historic bake house re-constructed following its collapse during strip-out *
2. Doors of different design *
3. Rear extension extended - spanning full width, concealing the historic gable *

4. Historic gabled extension retained but hidden behind new rear extension *
5. Rooflights omitted *
6. Existing window blocked up *
7. Boiler flue on rear slope roof *



KEY:

- Implemented re-construction of chimney approved under application DM/24/0987
- * To remain as implemented

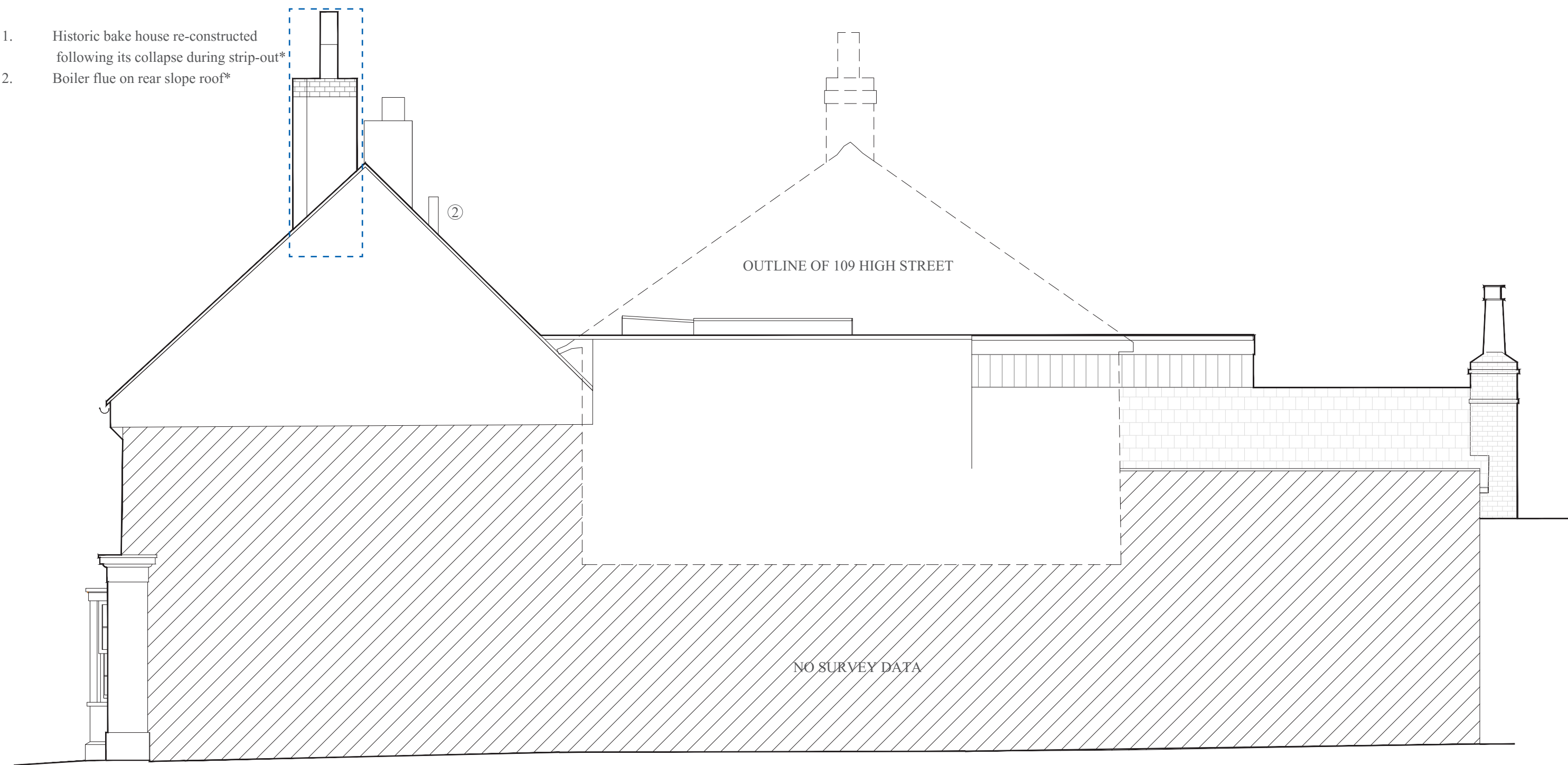
PROPOSED SOUTH ELEVATION. 1:50@A3



PROPOSED REGULARISATION OF SCHEME ELEVATIONS

LIST OF DIFFERENCES:

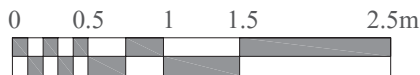
1. Historic bake house re-constructed following its collapse during strip-out*
2. Boiler flue on rear slope roof*



KEY:

- Implemented re-construction of chimney approved under application DM/24/0987
- * To remain as implemented

PROPOSED NORTH ELEVATION. 1:50@A3



PROPOSED REGULARISATION OF SCHEME

SECTIONAL ELEVATION

LIST OF DIFFERENCES:

- | | |
|---|--|
| 1. Historic bake house re-constructed following its collapse during strip-out | 6. Sliding door introduced (behind staircase on the section)* |
| 2. Doors of different design | 7. Boiler flue on rear slope roof * |
| 3. New rear extension spans across full width | 8. Opening and door (fixed shut) reinstated |
| 4. Historic gabled extension retained but hidden behind new rear extension | 9. Ground floor joinery, door, and staircase: to be reinstated |
| 5. Rooflights omitted | 10. First floor joinery and staircase: door and staircase to be reinstated |
| | 11. Back to back fitted wardrobes with new joinery installed within the niche * |
| | 12. Basement access hatch modified to allow for opening underneath reinstated steps |
| | 13. Opening to attic reinstated, new access hatch to be introduced |
| | 14. Flat roof rooflight * |
| | 15. Vaulted ceiling above bedroom *. Timber ceiling rafters to be instated in reclaimed oak. |

