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**THE WHITE HARTE INN,
SOUTH STREET,
CUCKFIELD,
WEST SUSSEX,
RH17 5LB.**



**PLANNING, DESIGN & ACCESS AND
HERITAGE STATEMENT.**

PROPOSED CONSERVATION ROOFLIGHTS TO ATTIC ROOMS.

November 2024.

2.

1. PROPOSED DEVELOPMENT.

1.1. This Listed Building planning application is for three conservation rooflights in the east facing roof elevation. The rooflights are proposed to provide natural light into the attic rooms currently used for storage.

1.2. The application is supported with the following drawings and documents.

- Location and Block Plans – drawing no. **8151-LBP**.
- Existing Elevations – drawing no. **8151-EX**.
- Proposed Elevations – drawing no. **8151-1**.
- Conservation Rooflight Joinery Details -drawing no. **8151-2**.
- Copy of Design Details from “The Rooflight Company”.
- Planning, Design & Access and Heritage Statement.

2. THE PROPERTY.

The property known as Ye White Harte Inne is a public house constructed in circa 17th century with later additions. The public house was extended in 1881 with two storey accommodation under a pitched gabled roof onto the west elevation. There are later small additions to the rear of the building in circa 1950.

The property is registered as a Listed Building, as follows:

Entry name: Ye White Harte Inne.

Listing Date: 11th December 1987.

Listed Building Grade: II.

List Entry Number: 1025496.

Source: Historic England.

English Heritage Legacy ID: 302996.

The public house is located within the Cuckfield Conservation Area. Adjacent to the property are residential dwelling houses, some of which are also Listed Buildings.

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3. PROPOSED CONSERVATION ROOFLIGHTS.

3.1. The proposal is to enhance the use of the interior of the building by allowing natural light into the attic rooms within the public house. The attic rooms are accessed from an existing staircase to an open room, currently partitioned off into two parts.

3.2. The southern end of the attic space is served with two original windows located in the southern elevation and on the western roof slope within a pitched roof dormer. The northern end of the attic space has no natural light. It is at this end of the building that two rooflights are proposed and one within the central part of the attic space.



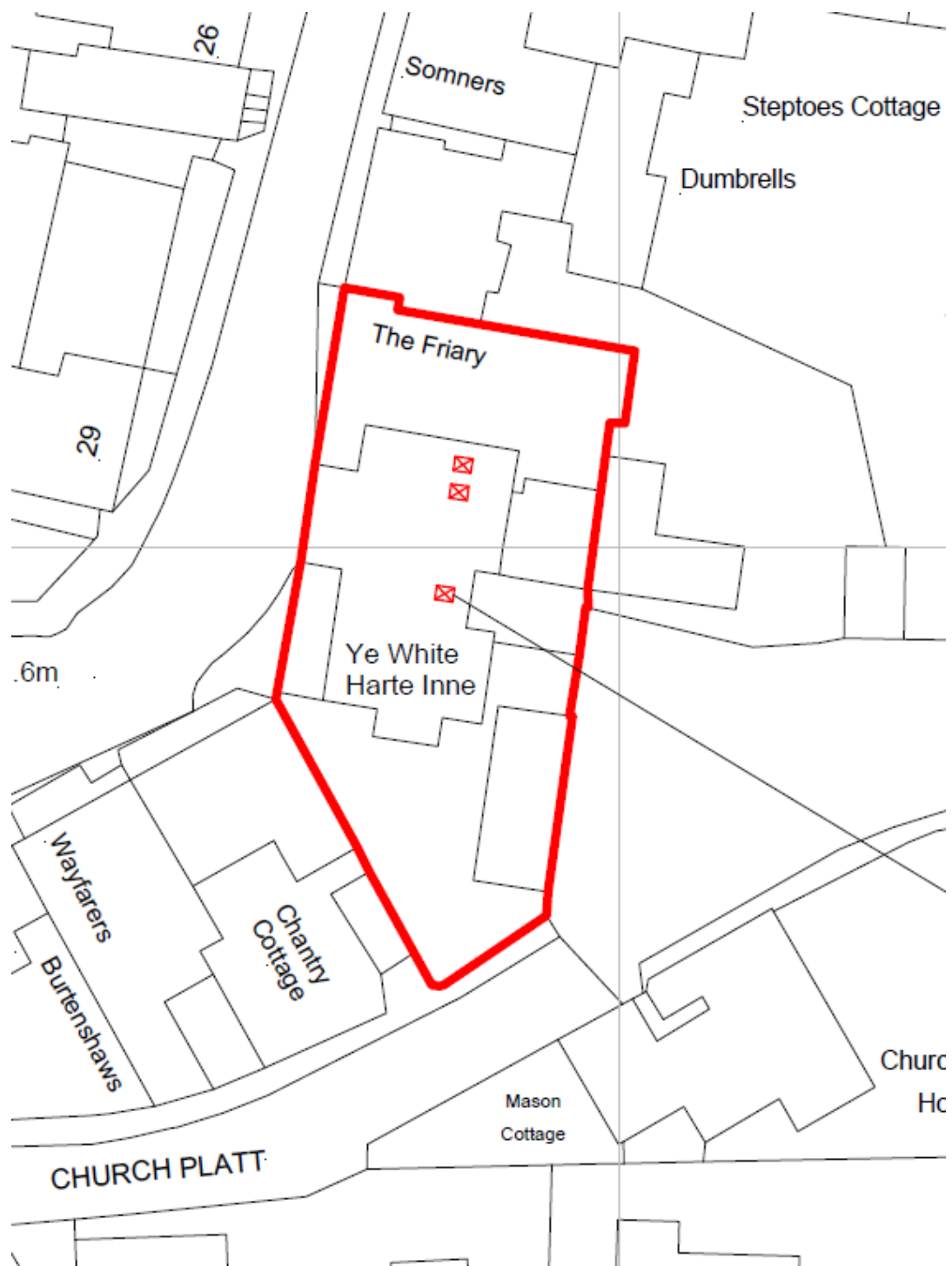
Example Design of Conservation Rooflight.

Source: The Rooflight Company.



East Elevation - Proposed Three Conservation Rooflights.

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Roof Plan - Proposed Three Conservation Rooflights.

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Two Conservation Rooflights To Be Positioned In This Roof Elevation.



One Conservation Rooflight To Be Positioned In This Roof Elevation.

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3.3. The conservation rooflights will be provided by recognised companies that manufacture glazed items specifically for installation into Listed Buildings and those within conservation areas. Their appearance within the roofline will respect the existing shape and age of the building.

3.4. The provision of natural light into this part of the building will allow full use of the building for general storage and habitable occupation.

3.5. No other alterations to this Listed Building are proposed.

4. HERITAGE STATEMENT ON PLANING POLICY.

4.1. Mid Sussex District Plan.

4.1.1. DP26 - Character & Design.

This policy requires proposals to *“protect valued characteristics, historical and visual quality ... the development should not cause significant harm to the amenities of existing nearby residents and future occupants, including taking into consideration impact on privacy, outlook, daylight and noise / air pollution.”*

The glazed conservation rooflights will have minimal visual impact on neighbouring properties. The eastern elevation of the public house faces onto a car park, the outlying garden of a neighbouring residential property, Cuckfield C. of E. Church and the Old School House. The east elevation does not face onto any residential dwellings. The shape and slope of the existing roofline will not change. There should be no significant harm to the amenities of nearby residents, no impact on privacy, daylight or noise/air pollution.

4.1.2. DP34 - Listed Buildings and Other Heritage Assets & DP35 - Conservation Areas.

These policies require *“alterations or extensions to a listed building to respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character.”*

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The conservation rooflights will have no negative impact on its form and appearance, as they will have a traditional appearance, designed specifically for installation within Listed Buildings.

4.1.4. DP38 - Biodiversity & CNP4 - Protect & Enhance Biodiversity.

These policies require proposals to “*protect existing biodiversity, so that there is no net loss of biodiversity*” and “*promote the preservation and restoration of wildlife habitats and protect priority species*”.

The existing roof space is habited and used for storage and shows no evidence of bats within the building.

4.2. Cuckfield Neighbourhood Plan.

4.2.1. CNP1 - Design of New Development & Conservation.

This policy permits new development if proposal “*is sympathetic to the setting of the heritage asset*”, particularly in relation “*to height, scale, design and materials of buildings*”.

The glazed conservation rooflights would be subtle in appearance and not distract from the existing building. The proposed glazing would not result in unacceptable levels of noise, air or light pollution.

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