



LONDON OFFICE

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Direct Dial: 020 7973 3635

Our ref: P01607101; L01607099

30th April 2026

Dear Ms Richardson

**Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**MARSHALLS, HIGH STREET, CUCKFIELD, HAYWARDS HEATH, WEST
SUSSEX RH17 5EL
Application Nos DM/26/0922; DM/26/0937**

Thank you for your letters of 15th April 2026 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Summary

Marshalls is a highly significant grade II* listed building whose architectural, historic, townscape, and associative values make a strong contribution to the Cuckfield Conservation Area.

While many elements of the proposed works are acceptable or beneficial to the building's long-term conservation, concerns remain regarding the design of the replacement south-side extension.

Although its principle is not opposed, the form and articulation of the proposed structure do not currently respond appropriately to the character and historic configuration of the listed building, resulting in some degree of less than substantial harm. It is therefore recommended that the scheme be revised to achieve a more contextually appropriate design.

In addition, a detailed schedule identifying all windows proposed for repair and replacement should be provided to enable a full assessment of the extent of intervention and its impact on significance.



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Historic England Advice

Significance of Marshalls

Marshalls is a highly significant survival of a manor house of 17th-century origin, notable for the quality, integrity and legibility of its historic fabric. The elegant stone principal façade, incorporating 18th-century fenestration, lends the building a refined and formal character that distinguishes it within the village. Despite later extensions dating from the mid and late 20th century, the historic core of the building remains clearly readable, retaining much of its original plan form, fabric, and architectural detailing.

The architectural interest is particularly evident in the timber-framed rear elevation, which includes a catslide-roofed outshot and an extensively repaired stair turret. Further significance is found in the brick side elevations, which retain original stone-mullioned windows, and in the former 17th-century stables and coach house attached to the south end of the main building, which contribute to the understanding of the property's former manorial function.

Occupying a prominent position in the heart of Cuckfield, Marshalls makes an important contribution to the streetscape of the upper High Street. Its scale, materials, and architectural presence play a key role in defining the special character and appearance of the Cuckfield Conservation Area. The relationship between the main house and its attached ancillary building strengthens its group value and visual coherence.

The heritage significance of Marshalls is further enhanced by its strong associative interest. During the early 19th century, residents included Captain John Pilfold, a naval officer who served in Nelson's division at the Battle of Trafalgar, and his nephew, the Romantic poet Percy Bysshe Shelley, one of the most important literary figures of the period. These associations add a notable cultural and national dimension to the site's significance, beyond its architectural interest alone.

Taken together, the architectural, historic, associative, and townscape values of Marshalls underpin its statutory designation as a grade II* listed building.

Impact of the Proposals on Significance

The application proposes a series of works intended to improve the functionality and long-term conservation of the property.

The principal intervention concerns the removal of the existing modern south-side extension, which is in a poor state of repair, and its replacement with a new structure of reduced height and footprint. The proposed design is conceived on the west

elevation as a traditional brick garden wall intended to read as a secondary landscape feature. However, on the south side, adjacent to the coach house, the structure reveals itself as a modern, flat-roofed element, overly reductive in form and poorly related to its context.

The proposed 'wall' would continue as green hedging incorporating an access gate linking the parking area in front of the garage to the main house, facilitating easier circulation across the site.

While the removal of the existing modern conservatory-style extension is considered acceptable in principle, the proposed replacement structure, as currently conceived, would result in a degree of harm to the significance of the listed building.

Although the structure is not dominant in scale and proposes the use of generally sympathetic materials, it introduces a new form that is not appropriately responsive to the character and historic configuration of the building. The interpretation of the addition as a pseudo-garden wall appears forced and contrived rather than the result of an organic or functional evolution. As such, it risks disrupting the established relationship between the historic core and its ancillary elements.

The proposals also include the selective replacement of a number of windows, for which repair was previously consented (refs: DM/23/0110 and DM/23/0111). Further inspection has identified that some of these windows are beyond economic or practical repair and therefore replacement with exact replicas is proposed. While this approach is acceptable in principle, a detailed written and photographic schedule identifying all windows proposed for repair and replacement is required to fully assess the extent of intervention and its relative impact on significance.

The installation of secondary glazing to all existing windows is also proposed. Subject to careful detailing and the use of a system appropriate to the age, design, and materials of the historic windows and internal spaces, this intervention would preserve the significance of the listed building and the conservation area while improving thermal performance.

Additional works include the introduction of breathable wood fibre insulation to the annex roof, the installation of a French drain to the front of the property, and improvements to basement ventilation to address ongoing damp issues. These measures are considered beneficial and supportive of the long-term conservation and sustainability of the listed building.

Within the first-floor principal bedroom, new joinery is proposed within the alcove closest to the window, replicating the existing arrangement on the opposite side of the fireplace. This intervention would be neutral in heritage terms.



We note that the impact assessment section of the submitted Heritage Statement (rev.2, 17 May 2023) refers to a previously approved application for works at the site and, as such, does not assess the impact of the currently proposed works on the significance of the heritage asset. This part of the Statement therefore requires amendment to remove reference to works not included within the current application and to provide an appropriate analysis of the impact of the works now proposed.

Relevant Policy

The National Planning Policy Framework (NPPF, December 2024) sets out the government's policies for planning decisions. Section 16 addresses the conservation and enhancement of the historic environment and paragraph 208 emphasises that conflicts between the conservation of the heritage asset and development proposal should be avoided or minimised.

Paragraph 212 requires local planning authorities to give great weight to the conservation of designated heritage assets, with greater weight afforded to assets of higher significance.

Paragraph 213 requires clear and convincing justification for any harm or loss to a designated heritage asset's significance, whether from alteration, destruction, or development within its setting. Decision-makers must determine whether harm is substantial or less than substantial. Where harm is less than substantial, paragraph 215 requires it to be weighed against the proposal's public benefits.

In addition, paragraph 131 emphasises that good design is fundamental to sustainable development and requires proposals to be visually attractive, functional, and responsive to local character and history. Proposals that fail to respond appropriately to their historic context, or that introduce incongruous or contrived forms, risk conflicting with these objectives.

Historic England's Position on the Proposals

While the majority of the proposed works are acceptable from a heritage perspective, concerns remain regarding the design of the replacement south-side extension.

Although the principle of removing the existing modern extension is not opposed, the proposed replacement structure, as currently designed, does not adequately reflect the character of the listed building or integrate with its historic context. This would result in a level of heritage harm, identified as less than substantial under the terms of the NPPF, and falling within the lower half of that spectrum.



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It is recommended that the scheme be revised to respond more sympathetically to the character of the listed building. Reference to traditional service wings or outbuilding typologies would assist in ensuring that the proposal preserves the architectural coherence and overall significance of the listed building.

In addition, a detailed schedule identifying all windows proposed for repair and replacement is required in order to fully assess the extent of intervention and its relative impact on the significance of the listed building.

Recommendation

Historic England has concerns regarding the applications on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 131, 208 and 213 of the NPPF.

In determining these applications, you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Relevant is also section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards and further information as set out in our advice.

If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

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