

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 04 August 2026 15:21:04 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: Gurrs Croft, Ockley Lane, Hassocks DM/26/1334 and 1335

Hi Tracie

Comments on the above planning and listed building consent applications.

Gurrs Croft is a Grade II listed cottage in a semi-rural position to the northeastern edge of Hassocks. The cottage dates originally from the 17th century, according to the list description, with a 19th century addition to its southern end, alongside later alterations and additions including a modern conservatory.

The current proposal is for internal and external works comprising the conversion of a ground floor utility room into a bathroom, removal of ground floor partitions to form a kitchen/dining room, relocation of the first floor bathroom, replacement of the conservatory, and repairs to the roof of the older part of the building.

To consider these works in turn:

- At ground floor level works are proposed to the lean-to addition to the northern end of the building to install insulation to the walls, roof and floor in association with the use of the space as a ground floor bathroom. These works are not considered contentious subject to detail which could be reserved by condition. Also at ground floor, within the 19th century addition to the southern end of the house, it is proposed to remove a number of partitions to create an open plan kitchen/dining area. These are lightweight modern partitions, and their removal is not considered to harm to special interest of the building. This aspect of the proposal is therefore not considered contentious.
- The first floor of the building is divided between the original cottage and the 19th century addition, with two separate access stairs. Within the historic core, a partition is proposed around the head of the stair well to create a lobby within the northern bedroom. This will have a minimal impact on the historic floor plan, which appears already to have been altered, and is not considered contentious subject to detail. Within the later addition, works are proposed to relocate an existing bathroom into a bedroom, to create an ensuite. The existing bathroom becomes a small fourth bedroom. This later part of the building is of a lower level of interest than the historic core, and has been subject to alteration. This aspect of the proposal is therefore not considered contentious.
- The existing conservatory is a 20th century addition of no special interest. It is proposed to replace the structure with a more solid construction, including solid masonry to the eastern elevation, replacement of uPVC windows with timber framed glazing, and replacement of the polycarbonate roof with a tiled roof. Although these works will increase the apparent bulk of the extension, it will

remain subordinate to the historic elements of the building, and the introduction of tile to the roof in place of polycarbonate, and of timber framed windows in place of uPVC will constitute an improvement in terms of its materials. This aspect of the proposal is therefore considered on balance acceptable, subject to detail.

- The older part of the building has a striking Horsham slate roof. It is proposed to strip this back, replace the battens, and then relay the stone in a single- lapped manner using salvaged stone to make up any shortfall, with natural slate shades and pointed with a natural lime mortar. It is also proposed to reinstate cast iron guttering. This is considered sympathetic repair work and is not contentious subject to detail.

In summary the proposal is considered on balance to preserve the special interest of the listed building, subject to detail which could be reserved by condition. This meets the requirements of District Plan Policy DP34 and of the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of facing and roofing materials, including to the rebuilt conservatory, and the proposed salvaged stone and natural slate to be used to the 17th century roof. For the salvaged Horsham stone, a provenance should be provided giving as much detail as possible of the source.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - - typical example of the glazing to the conservatory
 - - typical eaves detail to the conservatory roof
 - - new internal doors (LBC only)
- Detailed sectional drawings of the insulation work to the walls and roof of the northern lean-to, to show materials and finishes, and the relationship of new materials to retained historic fabric.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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