

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 February 2025 09:20:59 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/0093 and 0131 The Old Bakery- replacement front door

Hi Katherine

Comments on the above applications.

The Old Bakery is a Grade II* listed building located within the Lindfield Conservation Area. The property has a complex recent planning history, but planning and listed building consent have been granted for various internal and external works to the building, including works to the façade facing over Lindfield High Street. The current proposal is for a further alteration comprising the replacement of the existing part glazed front door to the shop frontage which is to the northern end of the façade with a solid panelled door, which is said to have been previously in this position before being replaced by the current door.

The existing door does not appear to be of any particular age or architectural significance, but it is sympathetic to the style of the adjacent shop window, and does reflect the former bakery shop use of the northern cross wing of the building. This protracted phase of the building's life is, as recognised in the supporting heritage statement, an important element contributing to its significance. During the course of the previous, now approved, applications, emphasis was placed on the retention of features relating to this phase of the building's life, including the shop window.

The proposed replacement door is domestic in character. It is a solid panelled door with heavy mouldings, described in the application as Georgian. Although there is some anecdotal evidence that this door was previously used in this position, this is not conclusive, and nor is the low resolution photograph provided- the latter to me appears to show a different door, if one compares the position of the letter box, which is half way up the proposed replacement door, but appears below this level in the door shown in the photograph. To me, it seems more likely that the photograph may show the existing door or one of a similar design, painted a dark colour, with stickers applied to one or more of the glazed panels above the letter box- it is however not possible to see the door clearly enough to be sure.

Notwithstanding this, in my opinion the importance of a continued appreciation of the bakery use to the significance is such that it is my opinion that installing a domestic style door which does not relate stylistically to the retained shop window is not appropriate. Although given its modern nature I would not object in principle to the replacement of the existing door, any replacement should however reflect the former commercial use of the north wing of the building, and should also relate appropriately to the adjacent shop window, for example by the retention of glazing in an appropriate pattern to the upper part.

The applicant suggests that the Georgian style door relates well to the remainder of the elevation of the building, which was altered during this period. However despite the alterations which were carried out at this time the appearance of the building's frontage is not one of a polite Georgian façade. I do not therefore find that this is an argument which holds much weight, considered against the harm identified above.

As it stands I therefore consider that the proposal detracts from the special interest of the listed building, contrary to the requirements of District Plan Policy DP34. It also detracts from the positive contribution that the building makes to the character and appearance of the Conservation Area, which fails to meet DP35. In both cases I would regard the harm caused to the significance of the affected heritage assets as less than substantial, such that the balancing exercise set out in paragraph 215 of the NPPF will apply.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280