

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 01 August 2025 14:26:04 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: DM/25/1411 and 1412 8 Cuckfield Rd, HPP

Hi Tracie

Comments on the above planning and listed building consent applications.

8 Cuckfield Road is a Grade II listed building located within the Hurstpierpoint Conservation Area. The building, which is a former coaching inn dating from the early 19th century, is located in a prominent position near to the road junction between the High Street, Cuckfield Road and Brighton Road, at the western end of the village. It is of three storeys plus basement, with one half of the ground floor occupied by a carriage archway giving access to the rear of the building. It is now in residential use.

The current proposal, which follows on from pre-application discussions, is for internal and external works comprising:

- To the façade of the building, the existing front door replaced and fixed shut, new lights installed including a lantern to replicate that historically present when the building was in use as an inn, removal of the existing non-original shop front signage, and enlargement of the window openings at first floor to allow reinstatement of sash windows of the original proportions (these openings having been previously altered);
- Reinstatement of a chimney stack to the roof which has been previously removed;
- To the undercroft/side elevation installation of a new mechanical extract vent at high level, reconstruction of the main entrance step; reinstatement of the barrel chute with a frameless glass insert, lifting and relaying of the tiles to allow for altered drainage runs, installation of an outside tap, and to the side of the rear-lean to enlargement of a window opening to allow for metal framed French windows;
- To the rear elevation of the lean-to an existing solid door is proposed to be replaced with a glazed door to match the proposed French windows to the side and the WC window also replaced to match, two new rooflights to the rear lean-to roof and one to the main roof, and reconfiguration and simplification of rainwater and soil pipes;
- At cellar level new free-standing utility units with drainage pipework located adjacent to existing pipework;
- At ground floor level internally a new kitchen with associated works including partial opening up of the chimney breast, a new fire door to the staircase hallway, blocking of one window to the WC, and replacement of the second as above;
- At first floor level reconfiguration of the bathroom and adjacent space to enlarge the bathroom, and new fittings, blocking of a doorway to the main front reception room and reinstatement of a hearth with a wood burning stove, with also to this

room new shelving and wall panelling and replacement of non-original skirting and architraves;

- At second floor level reconfiguration of the bathroom and adjacent space as at first floor;
- At loft level a new boiler vented through a tile vent to the rear roofslope; and
- Generally throughout the building removal of woodchip wall covering by steaming to prevent damage to underlying fabric, and rewiring and new light fittings again avoiding damage to historic fabric.

The proposal has been amended since the scheme seen at pre-application stage, and is now considered to preserve the special interest of the listed building. Aspects of the proposal such as the potential reinstatement of features to the façade of the building, the chimney at roof level and the barrel chute to the undercroft, as well as the rationalisation of the pipework to the rear elevation are considered positively beneficial in these terms (although please see below w.r.t window detail). The proposed metal framed window and doors to the rear lean-to might in other circumstances be considered potentially unsympathetic in terms of material- painted timber might be the more obvious choice- but given the already altered nature of this part of the building (for example the non-original window and opening to the side) and its rather ancillary, utilitarian nature, this aspect of the proposal is considered on balance acceptable.

There is one area where an amendment would be required, although this could potentially be secured by condition- the submitted window detail to the proposed replacement sash windows to the front elevation shows applied glazing bars with spacers, which would not be acceptable. Whilst we would not object to slim-line double glazing, the windows should have functional glazing bars.

Internally, the proposed works are quite limited and are respectful of the historic fabric and plan form. The proposed bathroom reconfigurations at first and second floor affect areas where the plan form of the building has already been altered by a previous creation of through-routes to the attached neighbour, which have now been blocked. This aspect of the proposal is not considered contentious.

Subject to the above amendment to the sash window detail, the proposal is therefore considered to preserve the special interest of the listed building and the character and appearance of the Hurstpierpoint Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Rooflights to be flush-fitting, metal framed conservation style rooflights
- New rainwater goods and other external pipework to be of painted metal
- Also potentially the amending condition in respect of the front sash windows, unless revised plans are received.

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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