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**From:** Emily Wade  
**Sent:** 02 August 2022 09:53  
**To:** Deborah Lynn  
**Subject:** 81 High Street EG DM/22/1778 and 1780

Hi Debbie

Initial comments in respect of the above planning and listed building consent applications.

The application site, 81 High Street, is a Grade II listed building dating, according to the list description, to the late 18<sup>th</sup> century, but extended during the 19<sup>th</sup> century by the addition of a shop frontage. The building, which is currently in use as an undertakers, is located within the East Grinstead Conservation Area, at the eastern end of the High Street.

The current proposal is for conversion of part of the rear of the building at ground and first floor levels to create a 1 bedroom dwelling.

As you know, we attempted to visit the site last week but were unable to make a full inspection.

Having now reviewed the documents submitted with the applications it is apparent that a fully detailed heritage statement has not been submitted- indeed the very brief statement which we have received states that no physical alterations to the buildings are proposed, whereas the plans clearly show alterations to the layout at ground and first floors.

In my opinion, the applications should be invalidated for the provision of an accurate, and appropriately detailed heritage statement, which is a validation requirement. This statement should identify the key phases of the development of the building, placing the part of the building affected by the current proposals in this context, and should identify the nature of the building's special interest, including surviving historic plan form, fabric and features. It should then move on to discuss the impact of the current proposals on that special interest. Given our recent unsuccessful site visit it would be useful if this statement could also contain detailed photographs of the affected areas of the building.

On receipt of this revised and expanded statement we can take a view as to whether a further more comprehensive site visit will be necessary.

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.

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