

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0697	Case Officer:	Anna Tidey
Application Type:	Listed Building Consent		
Proposal:	Various internal and external works, alterations to the ground and first floors, new and replacement windows and secondary glazing, a new dummy pitched roof to an existing flat roofed addition with a new skylight; reroofing to other existing pitched roofs, with a new rooflight; new chimney cowl and pot, enlargement of an existing area of tile hanging with dentil corbel brickwork detail.		
Site:	Broad Street House, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5LW, ,		
Validation Date	19 Mar 2025	Overall Expiry Date:	25 Apr 2025
Pre-Commencement Conditions Required:	Yes	Pre-Com Conditions Date Agreed:	29 May 2025
Recommendation:	Permission	Recommendation Date:	11 Jun 2025
Target Date:	14 May 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	11 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0697

Broad Street House, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5LW, Various internal and external works, alterations to the ground and first floors, new and replacement windows and secondary glazing, a new dummy pitched roof to an existing flat roofed addition with a new skylight; reroofing to other existing pitched roofs, with a new rooflight; new chimney cowl and pot, enlargement of an existing area of tile hanging with dentil corbel brickwork detail.

Mr Daniel Lovell

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: Broad Street House is one half of a Grade II listed building, with the attached property Roseland Cottage. The core of the building is a timber framed house dating from the early C17th. Substantial extensions have been added to the building, to the south, west and north east, notably during the C19th and C20th. The building is located within the Cuckfield Conservation Area.

The current proposal, which follows on from pre-application advice is for roof repairs including replacement tiling, introduction of a dummy pitched roof over the existing two storey flat roofed 1970s extension to the north west of the building, replacement windows and changes to the plan form within this addition, and works to improve energy efficiency. Two new conservation rooflights are also proposed to the east facing roof slope of the historic core.

To consider these works in turn:

- The proposed roof repairs are not considered contentious, subject to detail including of the proposed replacement roof tiles.
- The proposed addition of the dummy pitched roof to the 1970s addition will add some height and bulk to the extension, but on balance is considered acceptable due to the improvement to the appearance of the building, in relating this currently incongruous addition slightly better to the character of the original building.
- The replacement windows and altered window openings to this extension are no considered contentious, subject to detail, and should also improve the appearance of the building.
- The proposed internal alterations are largely confined to the 1970s addition at ground and first floor, and are not considered contentious.
- The proposed energy efficiency works include installation of external insulation to the 1970s addition, with tile hanging over this. Again, this is not considered contentious and should also improve the appearance of the building. Secondary glazing is also proposed to the existing windows within the core of the building and the 19th century wing- this is not considered contentious subject to detail. The addition of insulation within the new dummy pitches roof structure and the retained historic roof is likewise not considered problematic.
- The proposed new conservation rooflights are set between the rafters of the roof slope to the core of the building. This will avoid adverse impact on the historic fabric of the roof structure, and given that their position means that the rooflights will not have a significant impact on the appearance of the house, this aspect of the proposal is not considered contentious.

In summary, the proposal is considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of roofing and facing materials including hung tile.
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - typical eaves detail of the dummy pitch roof.
 - typical examples of new windows and doors. Your drawings should include glazing bar details.
 - typical examples of secondary glazing, shown in the context of the existing windows and window surrounds, to include details of fixings.
- Details of the new kitchen extract.
- Rooflights to be flush fitting, metal framed, conservation style rooflights. No rafters or other timbers are to be cut or trimmed in the installation of these rooflights.
- New rainwater goods and other external pipework to be of painted metal.

Further comments: The eaves detail requirement can now be omitted from the condition. The other details would still be required- although the windows are partly shown in the sections provided we need fully detailed elevations and sections of typical examples of all new windows and doors, including glazing bar detail, as set out in the draft condition. We also need the secondary glazing detail.

TOWN/PARISH COUNCIL OBSERVATIONS

Cuckfield Parish Council: No objection.

INTRODUCTION

This application seeks Listed Building Consent for various internal and external alterations to a Grade II Listed Building at Broad Street House, Broad Street, Cuckfield. There is a corresponding application for planning permission for the external alterations, reported separately for Approval under Planning application DM/25/0696.

RELEVANT PLANNING HISTORY

05/00731/LBC. Listed Building Consent: Part retrospective application to repair damaged chimney. Approved May 2005.

DM/25/0696. Various internal and external works, alterations to the ground and first floors, new and replacement windows and secondary glazing, a new dummy pitched roof to an existing flat roofed addition with a new skylight; reroofing to other existing pitched roofs, with a new rooflight; new chimney cowl and pot, enlargement of an existing area of tile hanging with dentil corbel brickwork detail. Yet to be determined.

SITE AND ITS SURROUNDINGS

Broad Street House is a Grade II Listed semi-detached 5 bed house, located on a corner plot close to the road junction of Broad Street and London Lane, in Cuckfield.

The property has gardens extending from the front, side and rear, enclosed by a roadside boundary wall and a section of close board fence at the rear. The house is occupied and in use as a residential property. The house has a mix of external materials and has evolved by various additions. The two storey brick built property has some rendered, timber framed and some tile hung walls. The various roof lines are plain tiled.

The front door and front access path to the house are located off Broad Street. The rear garden, parking space and garage are accessed off London Lane.

The property is located in the Conservation Area within the Built up Area boundary of Cuckfield.

APPLICATION DETAILS

This application seeks Listed Building Consent for various external works to the front, side and rear of the dwelling, the most significant being the addition of a new dummy pitched roof on an existing two storey rear flat roofed extension, dating from the 1970's. Other works include the removal of a section of tyrolean render on the north east facing side wall of that extension, and the addition of reclaimed clay vertical tile hanging, changes to existing fenestration and the introduction of new door and window openings at the rear of the property, with new double glazed units. Other works include the addition of corbelling details, roof repairs and re-tiling, the addition of cast iron guttering, a new chimney pot and cowl and the addition of two new Conservation roof lights on the rear roof slope.

Internal works that are shown on the submitted plans on the ground floor include changes to enlarge and alter the layout of the kitchen, removing internal partitioning walls forming a larder, and the toilet in the connecting utility room, relocating a boiler, installation of a new wood burning stove in the study and a new cast iron fireplace in the hall. At first floor level the works include the installation of a new ensuite for the fifth bedroom, by the subdivision of the existing shared bathroom, which is to be reconfigured with the provision of a skylight inset into the flat roof above.

The application has been accompanied by a detailed Heritage, Design and Access Statement. This document is available to view on the planning file.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan and the Cuckfield Neighbourhood Plan and the Site Allocations DPD.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

The following policies are considered relevant when considering this application:

DP26 Character and design
DP34 Listed Buildings and other Heritage Assets

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Neighbourhood Plan

Cuckfield Neighbourhood Plan, made October 2014.

Policy CNP 1 Design of New Development and Conservation
Policy CNP 10 Building Extensions within and outside the Built up Area Boundary

other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1 Character and Design

DPB2 Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

The only issue to consider in this instance is the impact on the listed building.

As such the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the consideration of the application. S. 66 states:

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

District Plan Policy DP34 is relevant in the determination of this application. It states:

'DP34: Listed Buildings and Other Heritage Assets

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o Special regard is given to protecting the setting of a listed building;*
- o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

Paragraphs 207-210 of the NPPF state:

'207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.'

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Detailed comments have been provided by the Conservation Officer on the proposed works at preapplication stage, during the course of determining the application, and upon receipt of supporting

information to address the recommended planning conditions. The comments are reported above and her views are accepted.

With the agreed recommended planning conditions it is considered that the proposal will preserve the special interest of the listed building, within the context of the Cuckfield Conservation Area. The proposal will meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

PLANNING BALANCE AND CONCLUSION

The proposed internal and external works will preserve the special interest of the listed building at Broad Street House, which represents an important Listed building in Cuckfield. The revised proposal is therefore found to meet the requirements of District Plan Policies DP26 and DP34, with the requirements of Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan and the relevant paragraphs of the NPPF.

Detailed planning conditions will control the detail of the proposed works.

Consequently it is recommended that Listed Building Consent is granted.

Decision: Permission

Case Officer: Anna Tidey