



Heritage Statement

St Johns Lodge
151 High Street
Lindfield
RH16 2HT

Refs: DM/25/2068 &
DM/25/2069

March 2026 | Project Ref 11639A



Championing a sustainable
natural environment



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1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on behalf of the applicant in relation to proposals affecting St Johns Lodge, No. 151 High Street, Lindfield, RH16 2HT, henceforth referred to as the 'Site'. The Site is identified in **Figures 1–4**. The building is a grade II listed former schoolmaster's house built in 1856 for the National School originally associated with the Parish Church of Saint John the Baptist (now All Saints Church). The Site comprises a detached dwelling with outbuildings. The building located is within the Lindfield Conservation Area and comes under the jurisdiction of Mid-Sussex District Council (MSDC).

1.2 The proposed scheme of extension and internal and external refurbishment assessed within this Heritage Statement is a variation of the current application reference: DM/25/2068 & DM/25/2069 for the following development:

'Replace later addition rear extension with new single storey extension. Allow for two bay windows and chimney to western elevation including internal alterations. Demolish later addition garage and erect new single bay garage to rear garden with associate landscaping works.'

1.3 The application scheme was initially amended further to comments received from the Council's Conservation Officer on 5th September 2025 in conjunction with heritage advice from HCUK Group. Further amendments to the scheme were made in response to the Conservation Officer's response to the initial amendment set out in comments published on 28th November 2025, as discussed in more detail in Section 5.

1.4 This version of the Heritage Statement supersedes all earlier versions submitted under application references DM/25/2068 & DM/25/2069.

1.5 In summary, the scheme assessed herein includes a reduced single storey rear extension, a smaller new garage in conjunction with a more comprehensive and holistic refurbishment of the original 1856 house with enhancement of the late 20th century extension.¹

¹ Application reference: CU/113/84.

1.6 The proposed extension is of contrasting modern design which nonetheless complements the historic building by virtue of its subservient character and sympathetic material finishes. The proposed rear extension has been reduced to 4.5m in depth further to conservation officer comments dated 28th November 2025.

1.7 The proposals ensure that no historic fabric is to be removed or altered, and past harmful changes are reversed with traditional masonry finishes restored and missing historic features reinstated with improvements to curtilage and boundary structures.

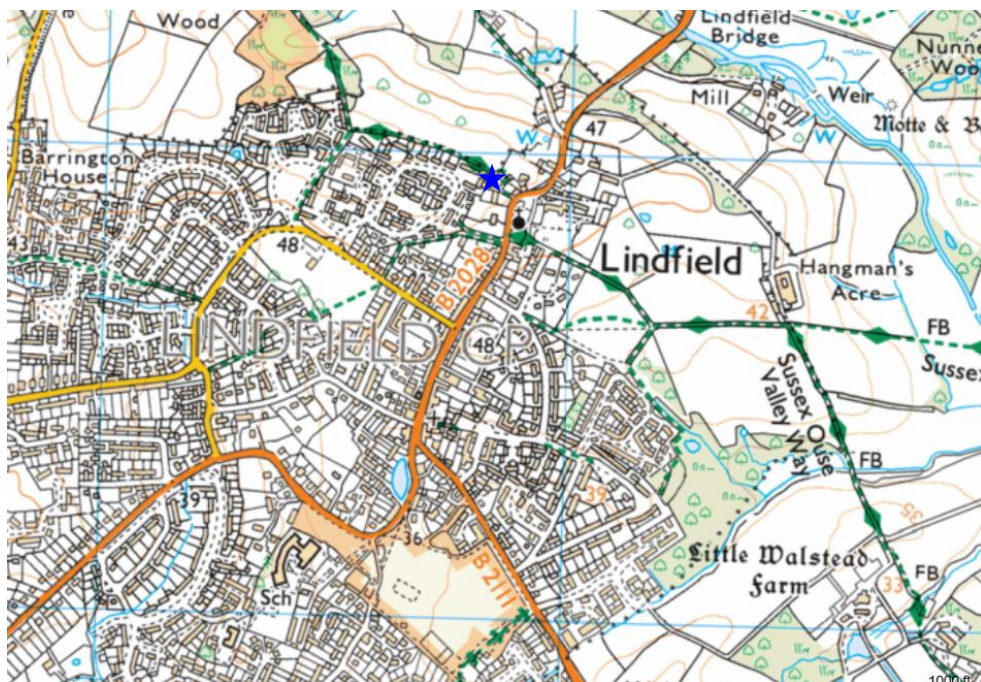


Figure 1: Site Location Map. The Site is indicated by the blue star. Source: Bing Maps

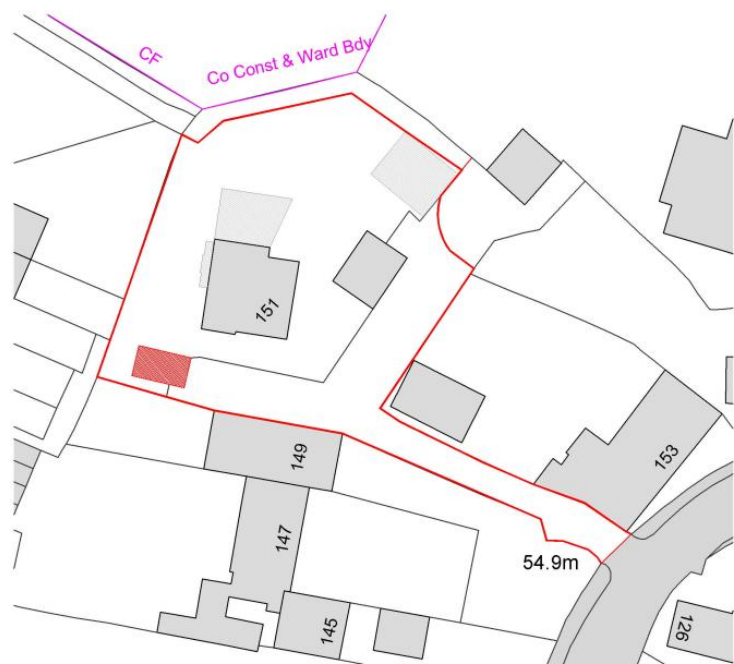


Figure 2: Site Plan



Figure 3: Bird's Eye View of the Site from the east (outlined in yellow)



Figure 4: Heritage Asset Map. Listed buildings are denoted by blue pins with white centres. The Site is outlined in red. Source: Historic England

The Context

- 1.8** St John's Lodge appears always to have been used as a dwelling. It originally formed part of the former Church School, Sunday School and subsequently a Country Towns' Mission until 1937. The schoolmaster's house remained largely unaltered until it was extended to the northwest in 1984 to create a more viable private residence. It was added to the National Heritage List for England in 1987.
- 1.9** The building (**Figures 5–6**) is now a moderately sized detached house, extended in 1984 to create a compact five bedroom house. The domestic provision in the form of daytime living space (excluding bedrooms) comprises four modestly sized ground floor rooms. These include a narrow living room within the 1984 extension to the northwest angle. This room suffers from poor natural illumination, making it a dreary and uninviting space. The existing kitchen is notably undersized for a *de facto* five bedroom house.
- 1.10** The proposed extension is intended to provide a more generous kitchen and dining area, commensurate with a five bedroom house, whilst preserving all of the historic plan form. This new addition will alleviate pressure on the existing ground floor accommodation to create a more viable family residence, which is ultimately more

suited to contemporary living and more sustainable in the long term. Importantly, the size of the kitchen extension has been reduced to the minimum necessary for its intended use. Any further reduction to less than 4.5m would defeat the object of the extension in that the new kitchen preparation area would be comparable with the existing undersized kitchen, and hence of little benefit to the habitable quality of the dwelling as a whole.

- 1.11** Internally, the 1984 extension is to be enhanced by increasing the width of the living room through incorporation of the downstairs WC and part of the utility room, also built in 1984 and the removal of the existing chimney breast, to be replaced by a single rectilinear bay window. Natural lighting will thus be greatly improved. Furthermore, the external elevation shown on the previous iteration of the scheme has been simplified through the omission of the chimney and consolidation of the two bay windows into a single larger bay window. This amendment is line with the conservation officer's comments of 28th November 2025, which noted, "*the juxtaposition of the lower (ground floor) external chimney breast and flanking projecting bay windows remains awkward, having an adverse impact on the appearance of this part of the building.*"
- 1.12** Other significant improvements to the domestic provision are also proposed, as noted below, alongside significant works of restoration, reinstatement and enhancement to the 1856 building, contemporary outbuilding, formerly known as the Bell Tower, and boundary structures.
- 1.13** The proposed extension is positioned to the north of the 1984 addition, involving no direct impact on the original 1856 schoolmaster's house. This structure has been carefully designed, with a meaningful reduction in extent to complement and preserve the historic setting of the listed building in conjunction with the former school building to the south and in relation to views towards All Saints Church, with which it is historically associated. The proposals thus seek to preserve the setting and group value of the subject building, non-designated heritage asset to the south and the grade II* listed Church of All Saints.
- 1.14** The originally submitted scheme has also been amended in relation to the proposed replacement garage which is reduced in size and render finishes to the 1984 era extension and south and east boundary walls. The latter are to be replaced with better quality smooth render finishes to the 1984 extension and the boundary walls

are to be rebuilt in Sussex sandstone. These changes will enhance legibility of the original building and generally improve the aesthetic value of the listed building, its wider setting and overall group value.

1.15 In light of the above amendments to the proposal, a holistic approach to the requisite heritage and planning balance is needed. Such an approach is set out in section 5 of this Report where identified harm, if any, is weighed against the heritage benefits of the proposal. A conclusion is then reached as to the residual impact of the proposed scheme on the listed building's special interest and on other heritage assets, including the Lindfield Conservation Area.

1.16 Further to the Assessment of Impact contained in this Report, the scheme is considered acceptable in heritage terms based on an overall balance of the harms and benefits.



Figure 5: St John's Lodge, viewed from the access drive



Figure 6: St John's Lodge viewed from the north. The 1984 extension is visible to the right (textured render finishes) and bothy outbuilding to left. The spire of All Saint's Parish Church is in the distance.

Structure and Purpose of this Statement

- 1.17** The purpose of this document is to provide sufficient information to allow the Council to understand the effects of the Proposed Development upon the historic built environment to gauge its suitability in heritage terms. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.
- 1.18** In terms of the structure of this report an overview of the relevant legislative and policy background is set out in Section 2, followed by a summary of the building's history in Section 3. Section 4 provides a detailed assessment of the Site's heritage significance with the impact of the proposed works appraised in Section 5 and conclusions set out in Section 6.
- 1.19** In compliance with paragraph 207 of the National Planning Policy Framework (NPPF – 2024) this report describes the significance of any heritage assets which have the potential to be affected by the proposed scheme. It also assesses the capacity of

these assets to absorb change. The preparation of this report has also been informed by archival and desk-based research.

- 1.20** The heritage assets considered likely to be affected have been observed and assessed by the author following a site visit made in October 2025. These assets comprise the subject listed building, Nos. 145-149 High Street (non-designated heritage asset), All Saints Church (grade II*) and the Lindfield Conservation Area.
- 1.21** The scheme of development has been prepared and assessed in light of the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the NPPF and local planning policy and guidance.
- 1.22** An assessment of the below ground archaeological potential of the Site lies outside the scope of this report. The Historic Environment Record has nevertheless been consulted via the Heritage Gateway website and other online datasets and resources have provided background information on the site and surrounding assets, they are referenced within the following text where relevant.
- 1.23** This report should be read in conjunction with the full drawn submission prepared by Gould Baxter Architects.

2. Relevant Planning Policy Framework

Legislation

- 2.1** The decision maker is required by section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building, its features and its setting. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.² The presumption will plainly be lessened if the harm is less than substantial within the meaning in the NPPF as is explained further below.
- 2.2** Section 72(1) of the Act further establishes a broadly similar duty in respect of the preservation of the character or appearance of conservation areas. The meaning and effect of these duties have been considered by the courts in cases since the legislation came into effect, including the Court of Appeal decision in relation to *South Oxfordshire DC v SSE & J Donaldson (March 1991, CO/1440/89)*. The Court found that section 72 requires attention to be directed to the effect on the conservation area as a whole rather than on particular parts of it.³
- 2.3** In the present instance, the Site falls entirely within the Lindfield Conservation Area. As such the duty under Section 72(1) is engaged.
- 2.4** For the purposes of this statement, preservation equates to an absence of harm.⁴ Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.⁵
- 2.5** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural,

² Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

³ See also *Kverndal v. London Borough of Hounslow [2015] EWHC 3084 (Admin)*, wherein Supperstone J. accepted the submission that section 72 did not amount to "a duty to maximise the enhancement of the conservation area" (para. 84) and that "a failure to take a better option is not a breach" (see paragraphs 83, 84, 86, 89 & 90 of the Judgment). In other words, if the net overall effect is beneficial or neutral, then it is illegitimate for the LPA to take the approach that there are elements which when viewed in isolation are not "good enough". The question is whether the sum total of what would be there afterwards is equal to or better than the sum total of what is there now.

⁴ *South Lakeland v SSE* [1992] 2 AC 141.

⁵ Conservation Principles, 2008, paragraph 84.

historical, archaeological, and artistic interest as well as any contribution made by an asset's setting. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

2.6 Paragraph 210 of the NPPF underlines the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,⁶ and reiterates the well-established concept that new development can make a positive contribution to local character and distinctiveness.

2.7 Paragraph 208 indicates that conflict or harm should be avoided or minimised and that which remains requires clear and convincing justification (Paragraph 213).

2.8 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

2.9 The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁷ The Scale of Harm is tabulated at **Appendix 1**.

2.10 Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁸ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-

⁶ *Conservation* (for heritage policy) is defined in Annex 2 of the NPPF as: "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

⁷ *Bedford Borough Council v SSCLG and Nuon UK Limited* [2013] EWHC 4344 (Admin).

⁸ The balancing exercise was the subject of discussion in *City and Country Bramshill v CC SLG and others* [2021] EWCA, Civ 320.

018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.11 Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.12 Paragraph 216 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

2.13 Paragraph 216 of the NPPF is relevant to this assessment which includes the former school building to the south of St John Lodge comprising Nos. 145-149 High Street.

2.14 According to paragraph 219 local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Mid-Sussex District Plan (Adopted March 2018)

2.15 The most relevant policies are:

- Policy DP34 - (Listed buildings and other Heritage Assets)

Mid Sussex District Plan 2021-2039 Consultation Draft

- 2.16** The Submission District Plan 2021-2039 was published for Regulation 19 consultation between the 12th January and the 23rd February 2024.
- 2.17** The District Plan 2021 – 2039 was submitted for Examination on 8th July 2024.
- 2.18** The Examination of the Local Plan began in October 2024. Part Two Hearings are currently held in abeyance, awaiting comments from the Inspector in relation to Part 1 matters.
- 2.19** Very limited weight can currently be given to the plan due to the relatively early stage that it is at in the consultation process.

Guidance Documents

Historic England Advice Note 16 – Listed Building Consent

- 2.20** The following paragraphs from HEAN 16 are pertinent to the present application with the relevant sections underlined for emphasis:

"15. Of course, where the fabric has clearly failed, for whatever reason, or the layout constricts beneficial, compatible, use today, it will need to be repaired, and may need to be replaced or altered, but those repairs and/or alterations need to be carried out in a way which matches or complements the fabric and design of the listed building, thus following the policy in the NPPF. Retention of as much historic fabric with its evidential layers of history, layout and features as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their special interest. More information on these matters is available in Historic England Advice Note 2: Making Changes to Heritage Assets, particularly in section 3."

"18. The PPG makes it clear that change that leads to better conservation of the listed building may also be a public benefit. The PPG suggests that examples of heritage benefits may include (PPG, paragraph 020):

- *Sustaining or enhancing the special interest of a listed building and the contribution of its setting,*
- *Reducing or removing risks to a listed building, and*
- *Securing the use of a listed building which is both most useful to the owner and most supportive to its long-term conservation (its optimum viable use – see PPG, paragraph 015).*

National Planning Practice Guidance (NPPG)

2.21 The National Planning Practice Guidance (NPPG; ref: 18a-018-20190723; updated July 2019) provides advice on enhancing and conserving the historic environment in accordance with the NPPF. This guidance reiterates the advice set out at para 18 of HEAN 16 and notes that public benefits can be heritage based for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. The guidance goes on to note that examples of heritage based public benefits include:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.22 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;

- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA 3: The Setting of Heritage Assets (December 2017)

2.23 Historic England's '*The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3*' (GPA 3 – 2nd Edition) notes that the NPPF makes it clear that the setting of a heritage asset is the surroundings in which it is experienced. The guidance notes:

'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.'

2.24 An assessment of the potential effect on the significance of the identified heritage assets by the Proposed Development should be considered using the following steps:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

- 2.25** This guidance has been considered when assessing the contribution of setting to the significance of the heritage asset potentially affected by the proposed development on the Site.
- 2.26** Step 1 of the guidance corresponds to Section 1 (Introduction) of this Heritage Statement. Step 2 is applied in the section on Heritage Significance (Section 4). Steps 3 and 4 are applied in Sections 5 and 6 (Heritage Impact Assessment and Conclusions).

3. Historical Background and Description

Historic Development

Introduction

3.1 The Historic Building Assessment prepared by Archaeology South East (ASE) and which formed part of the original submission sets out a detailed account of the Site history and evolution of the existing buildings. The following is a summary of the important milestones identified within that assessment. This information, in turn drawn from an article by Richard Bryant (2024), forms the background to the next chapter which identifies and describes the significance of relevant heritage assets.

St John's Lodge

3.2 St John's Lodge was constructed as a purpose built schoolmaster's house in the mid-19th century. The need for a school arose largely because of the involvement of the Reverend Francis Hill Sewell, incumbent of Lindfield Parish Church of Saint John the Baptist from 1848 and a man of means because of inherited wealth.⁹ Reverend Sewell had been influential in the establishment of the National School at Lindfield Common in 1851, but was critical of the school in terms of its location some distance away from the parish church and its religious character, or lack of.

3.3 In this context it is interesting to note that the Church of England resisted early attempts for the British state to provide secular education. In 1811, the Anglican National Society for Promoting the Education of the Poor in the Principles of the Established Church in England and Wales was established. The schools founded by the National Society were called National Schools. Most of the surviving schools were eventually absorbed into the state system under the Butler Act (1944), and to

⁹ The Reverend Francis Hill Sewell (1815–1862) was a clergyman and philanthropist who was largely responsible for the rebuilding and restoration of All Saints Church, Lindfield. In 1848 Sewell graduated from Caius College Cambridge and became the Curate of All Saints, where he contributed more than £650 of his own money towards the estimated £2,000 total needed, engaging the architect John Henry Taylor to oversee the restoration of the building to its 14th Century splendour.

this day many state schools, most of them primary schools, maintain a link to the Church of England, reflecting their historic origins.¹⁰



Figure 7: 1848 Tithe Maps with detailed view. North is to the right. The Site is outlined in blue and corresponds to plot 606. Source: <https://www.thegenealogist.co.uk/>

3.4

In response Rev. Sewell sought to construct a new church school with good facilities close to the church and purchased Townlands Farm, at the north end of the village, in the early 1850s for this purpose. The Farm comprised plots 600, 606 and 607 on the 1848 Tithe Map (**Figure 7**). The associated land was then owned by Thomas H Noyes, Wilkinson & Pocock, assignees of J H Nainby and occupied by Gladman.

3.5

The Site plot (606) is described in the accompanying apportionment as a 'rickyard'; a yard or enclosure containing regularly built stacks of hay and crops such as corn or peas. It is shown adjoining a track bearing west then north from the main road and corresponding to the present day access to the Site.

3.6

Sewell resided at The Welkin, a large independent residence to the west of Townlands which was built soon after Sewell settled in Lindfield as curate in 1848 (**Figure 8**). Sewell commissioned a London architect, J Clark of 13 Stratford Place, Oxford Street, to design the school buildings (Nos. 145-149 High Street) and

¹⁰ Wooler, Fiona (16 June 2016). "Educating the Workers of Sheffield in the 18th and 19th Centuries: St Luke's National School, Garden Street, Sheffield". *Industrial Archaeology Review*. 38 (1): 47–58.

schoolmasters house in a simple Gothic style, characteristic of the Middle Pointed or decorated period.

- 3.7** The school was built to accommodate 100 boys, 100 girls and 70 infants in separate rooms and be provided with modern facilities. The schoolmaster's house included a small private garden and outbuilding, now known as the bothy, which is probably contemporary with the main building.
- 3.8** The foundation stones were laid on 13th May 1856 by the Bishop of Chichester and the school was named St Johns Parish School. It was constructed by Mr Constable of Penshurst and inaugurated on 19th October 1856. The National School on the Common was thereafter closed and around 100 children were moved to the new school, which also provided a Sunday School.
- 3.9** In August 1861 a newspaper report commented that the school was, *'among the finest educational structures in Sussex'* with education *'at a merely nominal charge and not only to the children of the poor, but also those of the middle class. For this purpose a certified master, of long experience in large schools, an infant mistress, a governess and a pupil teacher have been engaged.'*
- 3.10** Reverend Sewell continued to own the school buildings, and in the 1860s the school was advertised as *'St Johns Middle Class Grammar and Mathematical School'*, a fee-paying school for boarders and non boarders, preparing pupils *'for the Middle Class Oxford, Cambridge and the Civil Service Examinations.'*
- 3.11** When Sewell died in 1862 the school was closed with the buildings auctioned in September 1863. The buildings were acquired by Mrs Julia Sewell and in 1866 they were used for a Sunday School, with the London City Mission conducting evening preaching services and became known as St Johns Mission. This phase of the building's history is shown on the Ordnance Survey map of 1875 (**Figure 8**). The schoolmaster's house is to the north of the school buildings.

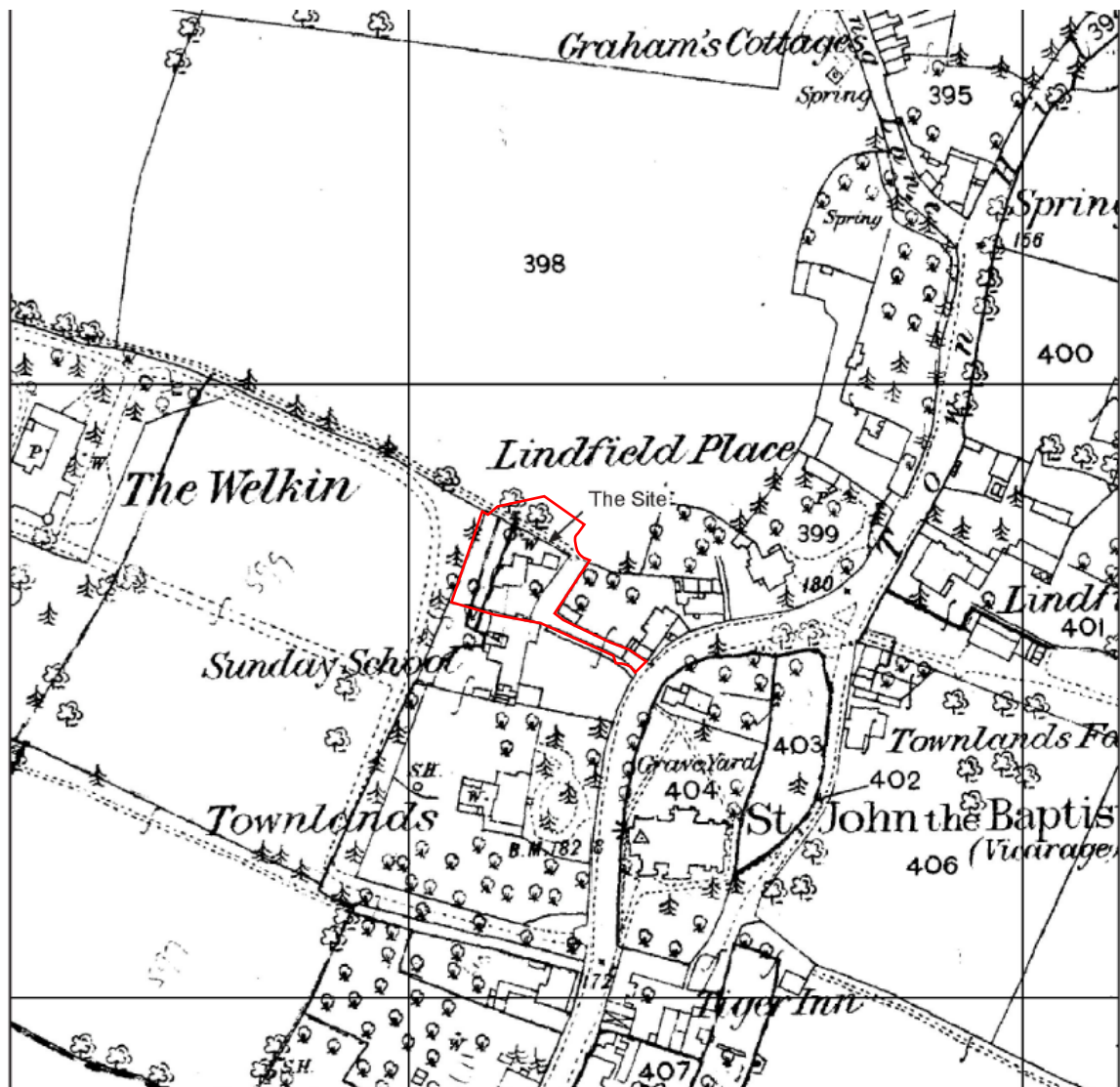


Figure 8: 1875 OS Map. Source: ASE Heritage Statement

3.12 The house is of L-shaped configuration, with a projecting rear range to the north side. The latter is linked by means of a wall to an outbuilding of square footprint just to the east. A small structure of indeterminate purpose, though possibly a coal store, is shown on the north side of the wall, adjoining the house. The remains of this structure are evidenced by brick and render finishes to the existing wall (**Figures 9 & 20**). A well is shown in the garden to the north on the 1875 OS Map.



Figure 9: View of the bothy and wall linking to the former schoolmaster's house. The evidence of an additional structure to the north side of the wall in the location of the exposed brickwork corresponds to that shown on the 1875 OS Map (Figure 9). This is likely to have been a coal store or coal bunker with a sloping lid or roof.

- 3.13** The school buildings were subsequently used by the Country Towns Mission. In 1910 the Lloyd George Domesday (**Figure 11**) affirms the 'School House and a dwelling house' (plot 206) was owned by George Henry Mawer and occupied by Francis Kimber. The Mission apparently had an uneasy relationship with the nearby parish church and the buildings were sold in 1937.
- 3.14** The premises were used by evacuees and the military during the Second World War and subsequently became private dwelling, with the school divided into three residences (Nos. 145-149) and the schoolmaster's house remaining as a detached single residence.

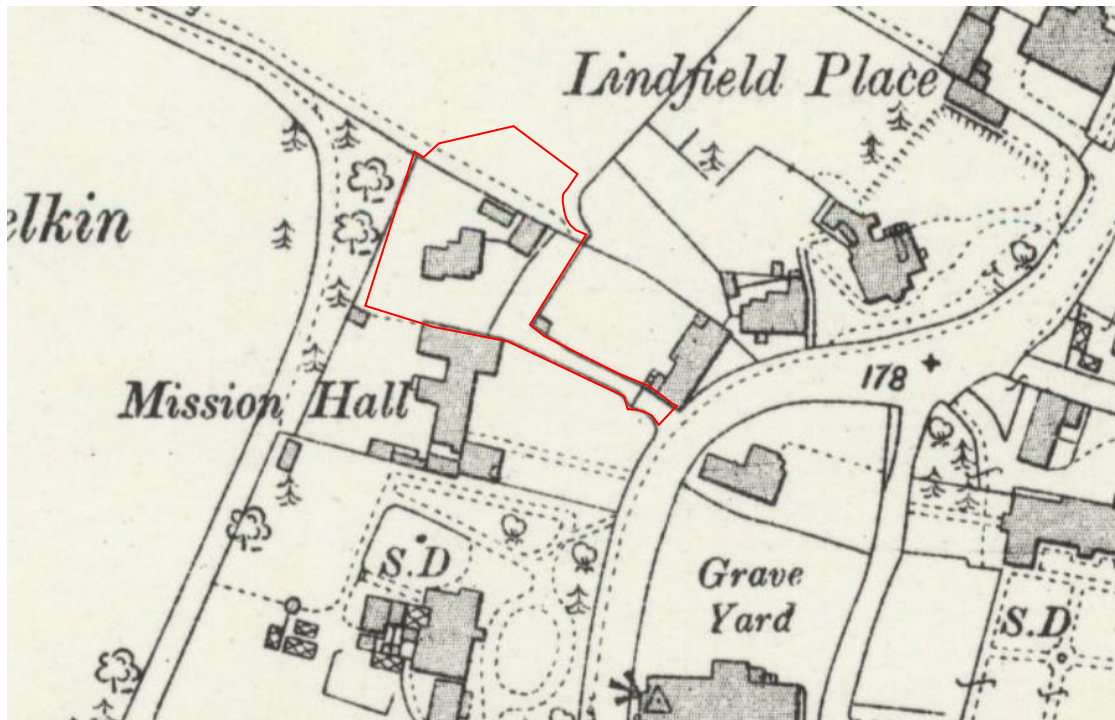


Figure 10: 1909 OS Map. Reproduced with the permission of the National Library of Scotland



Figure 11: 1910 Map of the Lloyd George Domesday



Figure 12: 1937 OS Map. Reproduced with the permission of the National Library of Scotland



Figure 13: 1940s aerial view. Source: Historic England

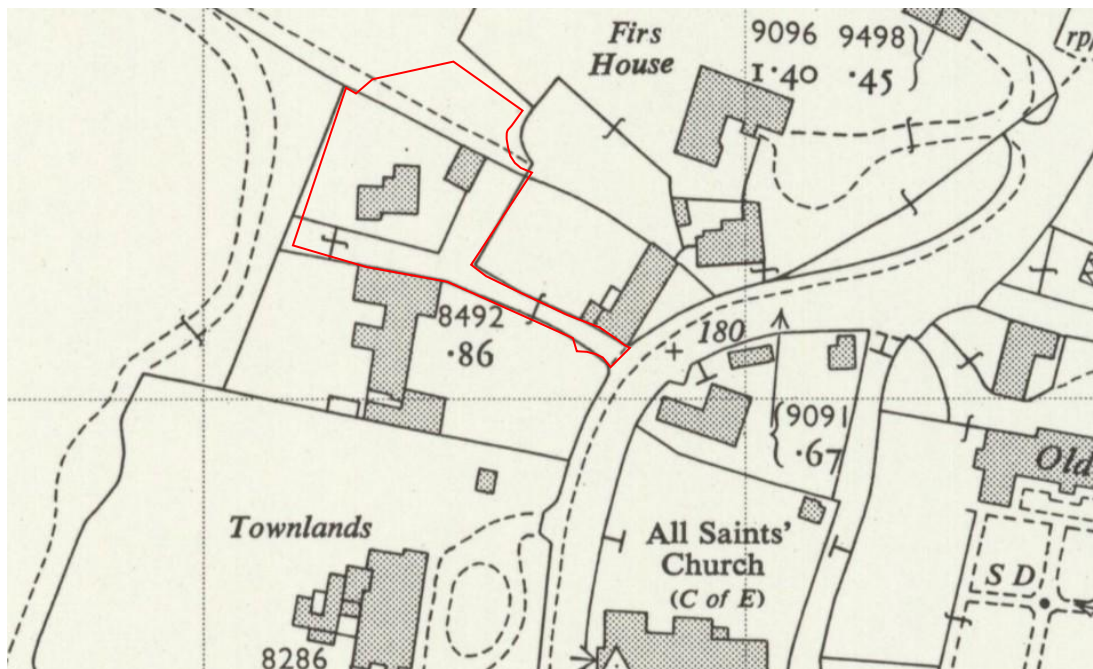


Figure 14: 1955 OS Map. Reproduced with the permission of the National Library of Scotland

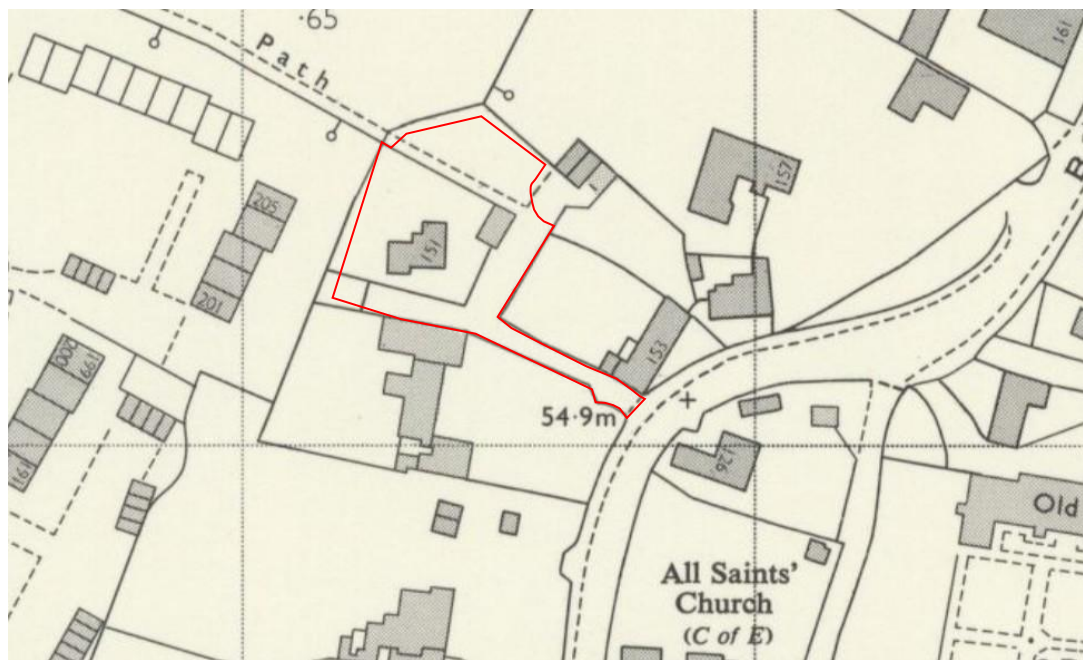


Figure 15: 1969 OS Map. Reproduced with the permission of the National Library of Scotland

3.15 Sometime between 1955 and 1962 part of the field north of the house plot was enclosed crossed by an east west footpath leading to the access track. Post 1970 this area of land was incorporated into the garden of St Johns Lodge and the footpath was redirected around the new north boundary. These maps omit the stone wall linking the dwelling with the outbuilding, known as the Bell Tower,

however this structure is evidently original and contemporary with the adjoining house and outbuilding. There is no suggestion that it has ever been demolished and rebuilt.

3.16 Mid Sussex District Councils online planning register records applications for various alterations to the house and outbuilding, including the conversion of the outbuilding to a bedroom and en-suite bathroom approved in 1974 (ref. CU/225/74), a single garage approved in 1978 (ref: CU/123/78) and a rear extension approved in 1984 (ref: CU/113/84). The rear extension forms an extruded version the original north elevation (**Figure 16**) which comprised two gables, one smaller (containing the staircase bay to the centre) and one larger. The extension is finished in cementitious render, incised and textured to resemble Sussex sandstone, though as noted in the ASE Heritage Statement, not very convincingly.¹¹ The 1980s work did at least incorporate ashlar dressings to the quoins, plinth and window openings and in that respect is broadly sympathetic. The cementitious finishes and patchwork of dye colouring are not of good quality and overall the extension is poorly executed.



*Figure 16: St John's Lodge viewed from the north prior to the construction of the 1984 extension.
Source: ASE Heritage Statement*

¹¹ At p. 6 the Report notes, the extension "is constructed in breezeblocks with stone dressings and a rendered finish that has a tooled surface to echo the appearance of the stonework of the original building, albeit not entirely Convincingly. Window and door openings match the style of the originals, with a mix of timber and uPVC fittings."

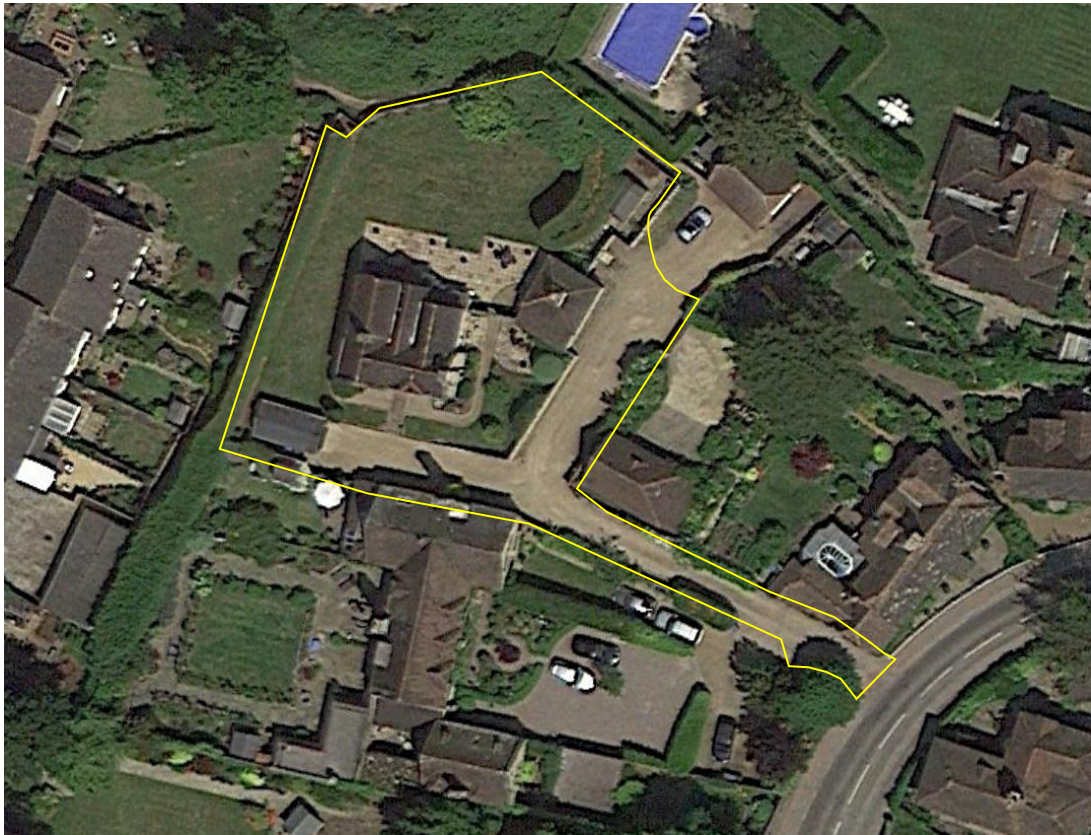


Figure 17: 2013 Satellite View. Source: Google Earth Pro

- 3.17** To the interior of the former Schoolmaster's house, the original plan form remains intact save for new openings fashioned to create access into the 1984 extension. The loss of historic features is also evident including the fireplace from the eastern front reception room and fireplace / flue within the original kitchen (as existing). At first floor level a second door was inserted to create an additional bedroom within the originally L-shaped south east bedroom. The stud partition wall divides the four light gothic mullioned window rather awkwardly (**Figure 18**).
- 3.18** Other loss of detail to the historic fabric includes damaged or missing ornamental crested ridge tiles (**Figure 19**) and the application of harmful cement mortar to much of the external stonework frontage, linking wall and bothy outbuilding. This new pointing was probably applied at the same time at the 1984 cement render finished extension. This intervention has had a noticeably deleterious impact on the condition of the stonework in many areas (**Figure 20**).

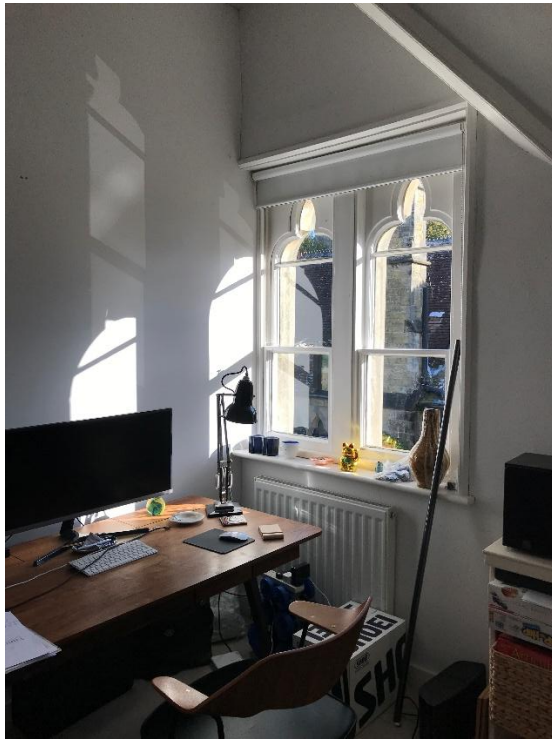


Figure 18: First floor middle bedroom.



Figure 19: Damaged, missing or broken crested ridge tiles to the principal south elevation



Figure 20: Examples of poor quality cementitious mortar pointing and smeared render repairs to the main dwelling, link wall and former Bell Tower (bothy) resulting in the rounding of ashlar stonework.

4. Heritage Significance

Assessment

- 4.1** The determination of the significance of the relevant heritage assets is based on statutory designation and/or professional judgement against the four headings of 'interest' identified within the NPPF / NPPG: architectural, historical, archaeological, and artistic interest. In addition to its physical presence the significance of a heritage asset can also be derived from its setting.
- 4.2** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets, and which seeks to ensure that decisions are based on the nature, extent, and level of significance of heritage assets.
- 4.3** Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected (paragraph 207 of the NPPF) is therefore fundamental to understanding the scope for and acceptability of change.

St John's Lodge, No. 151 High Street – grade II

- 4.4** The subject property is a grade II listed building, originally designated on 10th December 1987. The reasons for designation are not specified in the list description, which relates only to the exterior and is drawn up primarily for the purposes of identification. The statutory list entry provides the following details:

"House, formerly purpose-built schoolmaster's house. Late C19 with C20 extension to rear in matching style and materials. Sussex sandstone with tiled roof. 2 storeys with projecting gable to left hand side, 2 windows. Gable has kneeler and cross shaped saddlestone and pointed arched window with double cusped heads. The right side has a 4 light window with cusped heads to 1st floor and 3 light window with cusped heads to ground floor. Pointed arched doorway in angle of gable containing pointed arched planked door with iron hinges."

- 4.5** The heritage value of the building is multi-faceted. With reference to the four categories of significance defined within the NPPF / NPPG, the significance of St John's Lodge can be described as follows.

Architectural Interest

- 4.6** The former school house is a finely detailed and well preserved example of a gothic revival domicile, conceived as part of a small educational establishment, an example of a National School, in the tradition of Victorian charitable institutions. Such buildings from the mid-19th century are generally well represented on the National Heritage List and are not particularly rare. However, St John's Lodge is notable for the quality of its random coursed stonework, ashlar dressings and recurring cusped window motif. It is the work of Joseph Clarke FRIBA (1819–1888), an exponent of the British Gothic Revival who practised in London.
- 4.7** The elevations are asymmetrical in a consciously picturesque manner, after the fashion of John Nash and his later imitators, including A.W.N. Pugin whose father worked in Nash's office. The building's picturesque character is accentuated by the gabled frontages which have moulded stone kneelers. The west gable in turn has a gabled saddle stone to the apex which incorporated a cross shaped finial (missing – cf. **Figure 19**). Tall chimney stacks augment the building's skyline.
- 4.8** The external joinery to the 1856 house is all original, in the form of simple one-over-one vertical sliding sashes. Internally, the ground floor windows have vertical sliding shutters housed within a panelled apron and likewise corded and weighted (**Figure 21**). These original features are simply detailed but are an important survival, in need of refurbishment to bring them into sound working order. The panelled window apron is obscured by a modern radiator in one instance.
- 4.9** The internal layout is simple and survives largely intact, comprising two reception rooms to either side of a central entrance and stair hall with a rear kitchen room beyond to the north and larder contained within a small lean-to. Each reception room is warmed by a large fireplace (**Figure 22**), though the fireplace to the right hand reception room (proposed study) is missing. It would have matched the other three found within the house, two of which survive at first floor level with their original grates intact.



Figure 21: Vertical sliding window shutters are present to the three principal ground floor windows. They are presently inoperable. The panelled apron to the west window of the Snug is obscured by a modern radiator (right)



Figure 22: Gothic style painted stone fire surround to left hand ground floor room (Snug) with modern gas fire grate (left) with original stone fire surround and grate to first floor bedroom.



Figure 23: Arched openings into the rear lean-to which probably formed a pantry or larder abutting the kitchen.

4.10 The original kitchen retains no features of interest, though the arches to the rear lean-to suggest a more utilitarian function to this part of the house, such as a pantry or larder (**Figure 23**).

4.11 The original staircase survives (**Figure 24**). It is a closed string half-turn winder stair made of timber with a simple balustrade with stick balusters and baluster shaped newel post.

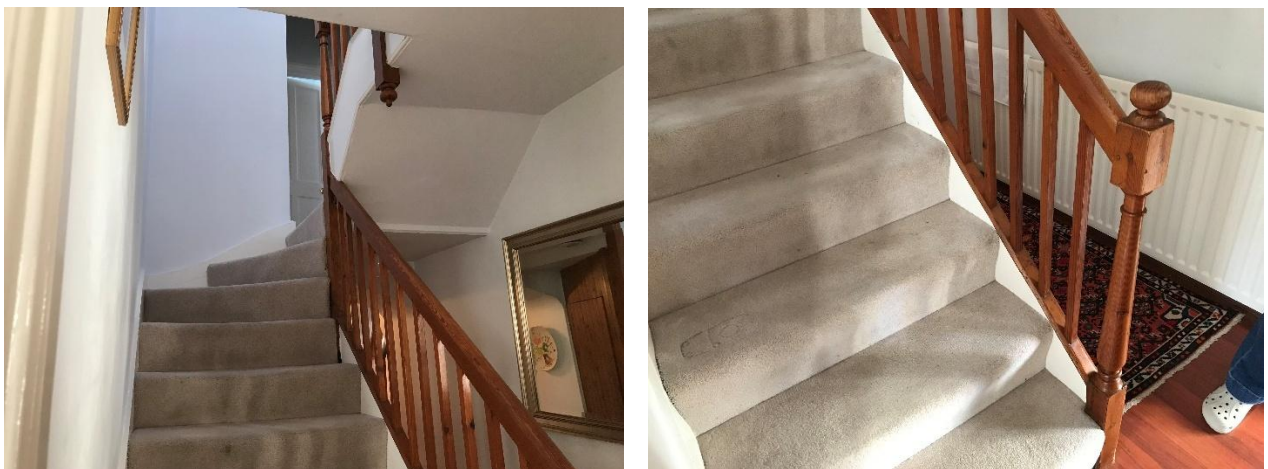


Figure 24: The half turn winder staircase.

4.12 At first floor level, the original layout is legible and would have comprised three bedrooms. The front two rooms each have a fireplace, but the rear bedroom originally had no means of being heated. The right hand front bedroom has been subdivided into two rooms and a new door has been formed at the top of the staircase, probably re-using a door from elsewhere in the house.

4.13 The 1984 extension introduced two new openings through external walls to access the additional rooms at ground and first floor level. These openings are expressed as two-centred arches (**Figure 25**) based on the design of the main entrance. The extension otherwise does not affect the historic plan form of the building.



Figure 25: Two centred arch opening between the Snug and 1980s extension (left) and main entrance door (right).

4.14 The house is linked to an attractive contemporary outbuilding known as 'the bothy' and formerly the Bell Tower. This is a building of rectangular plan with a lean-to on the south side and pyramidal roof to the main part (**Figure 26**). The small turret at the peak may originally have been a bell cote, but latterly has functioned as a ventilation turret. The bothy is built in the same random coursed Sussex sandstone as the main dwelling with plain tile roof, two light mullioned windows and a cambered doorway with chamfered reveal. Its innate gothic style complements the

main house and is evidently the work of the same architect. The linking wall of matching stone completes the ensemble. The wall provided separation and privacy for the schoolmaster's garden and has an opening to the centre with a cambered head.



Figure 26: The Bothy (former Bell Tower) viewed from the west



Figure 27: Bothy viewed from the northeast with blocked entrance just visible to left and former School beyond to left.

4.15 The interior of the bothy is single undivided space beneath the pyramidal roof, with exposed stone walls (painted white), and a separate storage room located within the southern lean-to. The latter was originally accessed separately judging from the blocked doorways on the east and west sides (**Figure 27**). The lean-to now contains a bathroom and timber clad sauna and there are three slit windows to the south elevation, one of which is blocked (**Figure 20**).

4.16 The 1984 extension is described in Section 3 and is not of special interest. It is of modern blockwork construction with ashlar stone dressings and cement render finishes. These are crudely textured to simulate tooled stone (**Figure 28**).



Figure 28: Detail of contrived 'tooled stone' ashlar effect finishes to 1984 extension

4.17 Architecturally, St John's Lodge is closely associated with the former school building to the south (Nos. 145-149 High Street). This is evidently the work of the same architect and features many of the same characteristic detailing to the windows, door openings, masonry finishes, chimneys and roof configuration (**Figure 29**). Although not a listed building, the former school is evidently of appreciable heritage value, a positive contributor within the conservation area and important in terms of the group value of St John's Lodge.

4.18 Both buildings can be seen in conjunction with the former Church of St John the Baptist (All Saints) in views from the rear garden of the Site (**Figure 30**) and as co-visible elements in views from the north churchyard area (**Figure 31**). This contributes to the listed building's architectural as well as its historic interest (see below).



Figure 29: Former National School building to the south of St John's Lodge



Figure 30: Looking southwest towards All Saints Church from the rear garden area.



Figure 31: View towards Nos. 145-151 High Street from the churchyard to the north of All Saints Church. Source: ASE Historic Building Assessment

- 4.19** In a national context the building is of medium to high architectural value on account of its design interest, surviving plan form and original features, group value and association with a named architect of some renown and standing within the Gothic revival movement.

Historical Interest

- 4.20** The building is of historical interest as a physical reminder of the past, and in evidencing the development of charitable institutions in a provincial context. In this case an early example of a National School built during the heyday of the Gothic Revival period and the building provides a good example of this maturing architectural fashion. The building has close associations with the architect Joseph Clark and Reverend Francis Sewell, clergyman and philanthropist which contributes to historic interest.
- 4.21** The building is an example of traditional load-bearing masonry construction, built out of local sandstone, evidencing the standard methods of the mid-19th century period.
- 4.22** The legibility of room function, circulation and hierarchy of spaces remains clear in spite of the loss of certain features and minor changes to plan form as well as the addition of a sizeable two storey extension in 1984. As such surviving plan form contributes greatly to the building's special interest.
- 4.23** The 1984 extension evidences an attempt to sensitively extend the property to create a more viable detached house in a desirable location. The extension was added prior to the building being listed and arguable would have been designed and finished differently had the building been grade II designated at the time.
- 4.24** Nonetheless, the multi-phase character of the building is of some evidential value but contributes little to its historic interest and thus overall significance.
- 4.25** Having stood for almost one hundred and seventy years the building displays fabric, features and detailing which illuminate particular building practices and fashions that were in play during the mid-19th century. All surviving historic fabric which dates from the original construction has intrinsic heritage value of a high order. There is no appreciable heritage interest in the modern interventions made to the

building from the late 20th century associated with the 1984 extension and internal changes, though these are very few.

Artistic Interest

- 4.26** The building possesses no artistic interest of note. What there is derives from its aesthetic quality in the local street scene and village scape of Lindfield and the inherent craftsmanship of its original construction.

Archaeological Interest

- 4.27** Where physical evidence remains of changes to the building, and in the surviving historic fabric, there is some archaeological or evidential interest that retains potential for detailed understanding of the development of the building over time. The presence of a well shaft and water storage chamber to the underlying bedrock within the original rear yard (now garden – cf. **Figure 8**) has some archaeological potential and forms part of a pattern of such features associated with individual residences along the length of Lindfield High Street. The feature thus contributes to the archaeological interest of the Site and also the wider conservation area (see Section 5 below).

Setting and contribution to Significance

- 4.28** St John's Lodge occupies the backland plot of a former farmstead on Lindfield High Street forming a discreet enclave away from the main road. Nonetheless, the former schoolmaster's house and associated school building to the south form a legible and cohesive group of understated prominence in relation to the north churchyard area (**Figure 31**) and in the context of the access driveway (**Figure 32**). This inter-visibility and co-visibility with the Parish Church is noteworthy, reinforcing the group value of this closely associated ensemble comprising the former school buildings and All Saints Church. The common setting serves to reveal and reinforce the historic interest of St John's Lodge and Nos. 146-149 as a former National School with strong links to the established church at the time of their construction (see Section 3 for details).

4.29 Nos. 126, 153 High Street and Firs Cottage (all grade II) also contribute positively to the setting, forming a picturesque group at the north end of the High Street which is of outstanding aesthetic and heritage value.



Figure 32: Main approach to St John's Lodge via the access drive reveals the picturesque gothic design of the former schoolmaster's house to best advantage



Figure 33: Cement rendered boundary wall to the east of St John's Lodge



Figure 34: Modern timber panel fencing to the north of the bothy at the eastern boundary of the garden

4.30 The more proximate domestic setting is more private and inward looking than the High Street with a strong sense of enclosure. The historic elements including boundary lines and access are well preserved but somewhat undermined by the poor quality rendered finishes to the south and east boundary wall (**Figure 34**) which duplicate the treatment of the 1984 extension. The solid panel timber fencing

to the north of the bothy (**Figure 34**), also detracts from the setting of the listed building, as well as the character and appearance of the conservation area.

4.31 The modern garage to the southwest of the dwelling, a low quality pre-fabricated structure, also detracts from the setting of the listed building.

4.32 The enclosed front garden and garden to the east side are important elements of the historic private curtilage of the schoolmaster's house (**Figure 19**). The rear garden was historically much smaller, but good views of the original building in conjunction with the bothy, All Saints Church and former National School are possible (**Figures 30 and 35**), contributing to an appreciation of the group value of these buildings. The rear garden area is otherwise rather dominated by the 1984 extension, though this is broadly sympathetic to the original dwelling.

4.33 In view of the building's prominence in the local townscape, in conjunction with its innate architectural and historical interest, St John's Lodge makes a positive contribution to Lindfield Conservation Area (see below) and is part of an important ensemble of historic buildings within the area-based heritage asset. These buildings possess a high level of group value.



Figure 35: View of the St John's Lodge and former National School (No. 149 High Street) from the north.

- 4.34** Setting thus plays a key role in terms of understanding the building's significance, in particular its group value, historical interest and the appreciation of its architectural interest.
- 4.35** The listed building and the surrounding buildings are integral elements of the local townscape, providing a varied but nonetheless coherent historical context in which the heritage asset is seen, appreciated, and understood.
- 4.36** As already noted, the listed building has a high degree of group value with the nearby former school building at Nos. 145-149 High Street, and contributes positively in a reciprocal fashion to the setting and significance of this non-designated heritage asset (**Figures 32, 34 and 35**).

Lindfield Conservation Area

- 4.37** Lindfield Conservation Area was designated in 1969, with extensions in 1989 and 1998 and contains numerous statutorily listed buildings.
- 4.38** The conservation area appraisal makes no specific mention of locally listed buildings (buildings which are considered to be historically significant within local context but are not statutorily 'nationally' listed) although the conservation area appraisal makes reference to a number of features which are considered to make a positive contribution to the character and appearance of the conservation area:
- the variety of buildings both in terms of age and architectural style and detail including timber framing, a variety of brick bonds, original features such as windows, chimneys and doors.
 - the use of natural and traditional building materials including clay tiled roofs, sandstone, Horsham stone roofs, mathematical tiles, tile hanging and stucco.
 - the rising curve of the High Street with the Church as a focal point.
 - a tree and hedge lined approach into the village from the north.
 - the presence of trees and hedges around and between the buildings in Black Hill which contribute to the overall character and appearance of the area.
 - the trees along the High Street.
 - the work of Charles Kempe at Old Place.
 - the large residential properties in Black Hill set well back from the road in spacious grounds.
- 4.39** St John's Lodge is a more peripheral element of the local townscape but forms part of a nationally important group within the conservation area the focus of which is the Parish Church of All Saints.
- 4.40** Taken as a whole, the heritage significance of Lindfield Conservation Area is of very high value in a national context.

Contribution of the Site to Significance

4.41 As noted in paragraph 4.33 above, the Site makes a positive contribution to the special character and appearance of the conservation area. Besides presenting a high quality architectural frontage of conspicuously picturesque character when approached from the High Street, it forms part of a coherent historic group that is closely associated with the Parish Church and the 19th century development of this part of Lindfield. This period which included the much needed restoration of the 14th century Church initiated and overseen by the Reverend Sewel, the builder of the National School and Schoolmaster's house. St John's Lodge thus contributes to the high architectural value and historic interest of the conservation area as a whole.

Parish Church of All Saints – grade II*

4.42 The church is substantially a medieval building, dating mainly to c.1300 and the 14th century. It was restored in the 19th century at the behest of Reverend Francis Hill Sewell who became the curate in 1848 and partly financed the restoration undertaken by John Henry Taylor. The Church is built in local sandstone ashlar with a Horsham slab roof. It holds considerable historic interest as a medieval parish church due to the good survival of the medieval fabric; the later restoration also has some interest, providing evidence for the widespread practice of church restoration and rebuilding during the 19th century.

4.43 The church has a high level of architectural interest, being a prominent and prestigious building in the locality constructed in high quality, traditional materials exhibiting high levels of craftsmanship. The building's value as a place of worship with a historic and ongoing role in village life also contributes to this interest. Its significance is judged to be very high in a national context, as reflected in its grade II* designation.

Setting and Contribution of the Site to Significance

4.44 The church lies within the well defined confines of its churchyard which is of ancient origin and enclosed to the west and north sides by the High Street. These elements form the building's immediate setting. Within the churchyard there are several listed gravestones and chest tombs which, as well as holding historic and

architectural interest in their own right, contribute an important elements to the church's setting and its overall significance.

- 4.45** The church and churchyard are set at a higher level than their surroundings, similar to a *clas* church, emphasising the prominence and importance of the building as an ancient place of worship and focal building within the wider area. The north facing views along High Street are particularly significant as the bend in the road gradually reveals the building's presence with the church entrance porch and spire closing the view up the main road as one approaches the building.
- 4.46** The churchyard creates an open feel which reinforces the church's relationship with the surrounding medieval and post-medieval development. Although lying in the northern part of the village, the church has a presence in the wider area, with partial views being afforded particularly of the spire. This highlights its close relationship with the historic village and the wider community.
- 4.47** The setting comprises an important aspect of the building's heritage interest, comprising a key element of its overall significance.
- 4.48** The church has a degree of intervisibility with the Site, with greater levels of co-visibility. The house and its garden have views of the church spire (**Figure 30**), and from the northern part of the churchyard the house can be glimpsed beyond the former school buildings, boundary walls and fences and vegetation (**Figure 31**). It also has a significant historic relationship with the Site, as noted above, with school founded in 1856 as a church linked National School, intentionally located close to the church under the direction of Reverend Francis Sewell, who was the incumbent at Lindfield from 1848-1862.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Steps 2, 3, 4, & 5 of GPA2, which has a close connection with Step 1. This chapter should be read in conjunction with the preceding chapter.

Summary of the Proposals

5.2 As outlined in Section 1, the proposed scheme hereunder assessed is a variation of the scheme originally submitted under DM/25/2068 & DM/25/2069. The amended scheme differs from the scheme as originally submitted in the following respects:

Works to Listed building

- The rear extension is reduced in depth by 1.5m and lowered in height by 0.5m but is otherwise of very similar appearance, with identical material finishes;
- The projecting chimney stack to the west elevation of the 1980s extension is omitted;
- The bay window to the living within the 1980s extension is consolidated into a single larger bay window with timber sash windows and a lead flat roof;
- Replacement of Velux rooflight to the top of the staircase with a metal framed conservation rooflight;
- Removal of painted finishes from former rear entrance (two-centred arch) to stair-hall corridor;
- Removal of paint from original fireplaces to restore original natural stone finishes;
- The poor condition of the stonework to the pyramidal roofed outbuilding (bothy) and linking wall is to be addressed alongside the main dwelling. All the cement render is to be carefully removed by hand and the stonework repaired where delaminated, using a matching Sussex sandstone, and re-

pointing in a suitable hydraulic lime mortar (1 part NHL 3.5 to 2 parts graded sand (yellow / buff) and 1 part sharp sand;

- The fireplace to the dining room (proposed study) will be reinstated to match the fireplace surround to the Snug;
- The original vertical sliding window shutters will be repaired and restored to working condition and modern radiator removed where this obscures the panelled apron beneath the west window in the Snug. New radiators are to be position aside from the window panelling;
- The timber ventilation turret to the square outbuilding is to be restored;
- The removal of cementitious render from the 1984 extension and replacement with a smooth render finish, naturally coloured to complement the 1856 building and to better distinguish the two different phases of construction;
- The replacement of the blockwork and cementitious render walls to the south and east boundary in natural stone to match the listed building; and
- The proposed Garage is reduced in size.

5.3

The above additional aspects of the proposal augment the existing heritage benefits of the scheme, which include:

- The removal of modern pre-fabricated garage to the southwest of the house;
- The re-pointing to the main listed building in natural hydraulic lime mortar;
- New first floor windows to north elevation will replace uPVC sash window with traditional timber sashes;
- The replacement of under-sized r/w goods in round profile cast metal gutters and downpipes with traditional hoppers;
- Replacement boundary treatment, including new garage;
- The repair and reinstatement of decorative crested ridge tiles to the main roof; and
- The restoration of the stone cross finial to the apex of the main south facing gable.

5.4

The Proposed Scheme is otherwise identical to the original submission. The amended plans are illustrated at **Appendix 3**.

Assessment of Impact

5.5 With reference to **Appendix 1**, along with the most important considerations relating to the impact of the proposals on the setting of the heritage assets discussed within this Statement (which include, location and siting, form and appearance, effects and permanence¹²), value-based judgements on the impact of the proposals on significance have been set out below.

Impact on the significance of St John's Lodge, No. 151 High Street

5.6 The interventions itemised above are considered in turn below in relation to their effects on the special interest of the listed building as a result of a direct impact or their effect on the listed building's setting.

5.7 The overall impact of the scheme is then assessed, taking into account any harmful or beneficial impacts as part of a holistic analysis in order to determine whether the scheme as a whole is compliant with heritage legislation, the NPPF and the Local Development Plan read as a whole.

Proposed single storey rear extension

5.8 The proposed rear extension, while not insubstantial in terms of additional footprint, is of a sympathetic and high quality architectural design, reflecting the modern character and usage of the space as a kitchen / dining area. This approach respects the multi-phased character of the listed building and replaces a lean-to element of the 1984 extension, impinging only on this later and architecturally inferior element of the heritage asset.

5.9 Considered on its own merits the rear extension provides a well-proportioned contemporary response to the historic context that is well detailed with high quality materials including exemplary metal framed windows.

5.10 The important views of the listed building from the rear garden area are not compromised and the vantage points which permit co-visibility with the Parish Church and former School building to the south (No. 149) would not be encroached

¹² Historic England's guidance on setting GPA3

upon or in any way diminished in terms of their contribution to the significance of the former schoolmaster's house or an ability to appreciate this aspect of historic or architectural interest.

- 5.11** The reduced footprint, setting the building line back by 1.5m from the scheme originally submitted, would result in a less assertive extension to counter any perceived harm arising from the increased sense of enclosure to the rear garden area. The potential for harm is outweighed by the positive impacts of the extension which include much improved habitable space within the original listed building and the principal ground floor living room within the 1984 extension. The latter is further enhanced by the proposed internal changes which will widen the room and create a single large bay window to the west elevation, featuring traditional sash window joinery and a lead flat roof. This will significantly improve the levels of natural light to what is presently a dreary internal space (see below).
- 5.12** The size of the proposed kitchen extension is considered justified since it is the minimum necessary to secure an improved kitchen provision for the household. As noted at paragraph 1.10 the proposed extension is intended to provide a more generous kitchen and dining area, commensurate with a five bedroom house, whilst preserving all of the historic plan form. The new addition will thus alleviate pressure on the existing ground floor accommodation to create a more viable family residence. This is ultimately more suited to contemporary living and more sustainable in the long term.
- 5.13** The size of the kitchen extension is the minimum necessary for its intended use on the basis that any further reduction to less than 4.5m would be self defeating. A smaller extension would result in the new kitchen preparation area being of a comparable size to the existing undersized kitchen, and hence of little benefit to the habitable quality of the dwelling as a whole.
- 5.14** The extension furthermore creates an attractive rhombus shaped rear courtyard area defined by the original dwelling and link wall to the south, new kitchen / dining room to the west and bothy to the east.
- 5.15** On balance, the improved viability of the dwelling as a five bedroom detached house as a result of the extension comprises a heritage benefit of moderate weight. This would outweigh a low level of less than substantial harm resulting from a

single storey rear extension of reduced footprint and visual prominence, as now proposed. The net impact of this element of the proposal on the listed building's significance would therefore be neutral.

Proposed projecting bay window

5.16 As noted above, the projecting bay window will create an attractive new feature added to the anodyne 1980s two storey extension. The window will greatly improve the quality of the living room, which is also improved as a result of minor internal changes to plan form, these being wholly confined to the 1984 part of the building. The existing chimney breast is removed with no new stack rising through the roof, thus simplifying the elevation as proposed in line with the conservation officer's comments published on 28th November 2026.

5.17 These interventions would not result in any harm to the listed building's special interest and would improve the quality of the accommodation and its viability as a five bedroom house, thus enhancing its long term conservation overall. This aspect of the proposal would result in a minor heritage benefit.

Re-pointing of historic load bearing masonry

5.18 The proposal as submitted included the re-pointing of the main house in a suitable natural hydraulic lime. This itself is of considerable heritage benefit in terms of securing the asset's long term conservation. The amended proposal now also includes repointing of the bothy and linking wall which have been badly affected by impermeable cement mortar. This unsuitable modern material is to be carefully removed by hand and the fine quality Sussex sandstone repaired where necessary in a traditional manner using matching stone. The full elevations will be repointed to a flush finish, brush tapped to compact the face and slightly expose the aggregate.

Reinstated fireplace to ground floor study, restored vertical sliding shutters, restored fireplaces, restored original rear doorway and replacement rooflight

5.19 The reinstatement of a fireplace within the Study to match the stone fire surround to the Snug is a notable heritage benefit of moderate weight. Likewise the refurbishment of the vertical sliding shutters and removal of the radiator from the Snug west wall is a further minor heritage benefit of the amended proposal.

- 5.20** The removal of modern non-breathable painted finishes to the historic stone fireplaces to the ground and first floor as well as the original rear entrance with two-centred arch head would result in a further minor heritage benefit. These works would be undertaken using a non-abrasive form of paint removal to ensure the natural stone finishes are not damaged in any way.
- 5.21** The replacement of the timber Velux rooflight above the staircase landing with a traditional metal framed roof-light is a further heritage benefit of the scheme, albeit of limited weight.

Other works included

- 5.22** The other works now included in the application include the repair of the ventilation turret to the bothy, replacement render finishes to the 1980s extension and replacement of the south and east boundary walls which are to be rebuilt in Sussex sandstone. The replacement garage has also been reduced in size to read as a more subservient curtilage structure. Each of these would result in a heritage benefit of moderate to minor weight which, taken as a whole, would neutralise any residual harm resulting from the rear extension.
- 5.23** In conjunction with the heritage benefits already secured through the scheme and itemised at paragraph 5.3, the scheme as a whole would result in a notable enhancement of the listed building.

Summary of Impacts on No. 151 High Street and Heritage Balance

- 5.24** Taken as a whole the effects of the Proposed Scheme would be highly positive and beneficial in heritage terms, even accepting a degree of minor harm resulting from the proposed single storey rear extension. The heritage benefits of the proposal are considerable and include the overarching benefit of securing the heritage asset's beneficial use as a viable family sized five bedroom dwelling on a long term basis.
- 5.25** Overall the heritage benefits of the proposal decisively outweigh any perceived harm, with no residual harm arising on the basis of internal heritage balance.¹³

¹³ R (Palmer) v Herefordshire Council [2016] EWCA Civ 1061 established that where proposed development would affect a listed building or its settings in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting.

- 5.26** In conclusion the building's special interest would be preserved for the purpose of the decision maker's duty under Section 16(2) and 66(1) of the 1990 Act.
- 5.27** Accordingly, paragraphs 214 and 215 of the NPPF are not engaged and the Scale of Harm tabulated at **Appendix 1** does not apply.

Impact on the significance of Lindfield Conservation Area, All Saints Parish Church and Nos. 145-149 High Street.

- 5.28** Insofar as the Proposed Development would preserve the special interest of St John's Lodge, a building which comprises part of an important historic ensemble within the conservation area, the application scheme would not be detrimental to the special character and appearance of the Lindfield Conservation Area, the setting of All Saints Parish Church or the non-designated heritage asset Nos. 145-149 High Street (former School).
- 5.29** There would be preservation for the purpose of the Section 72(1) statutory duty. Paragraphs 214-216 of the NPPF are not engaged in relation to the conservation area and the Scale of Harm tabulated at **Appendix 1** does not apply.

Summary of effects on Heritage Significance

- 5.30** In summary, there would be no erosion of the building's special interest or any residual harm for the purpose of paragraph 213 of the NPPF. The Lindfield Conservation Area, All Saints Parish Church and Nos. 145-149 High Street would be preserved by the proposed development. Accordingly, Paragraphs 214-216 of the NPPF are not engaged and there is preservation for the purposes of the decision maker's duty under Sections 16(2), 66(1) and 72(1) of the Act. The Scale of Harm tabulated at **Appendix 1** does not apply.
- 5.31** There would be no conflict with any local or regional policies relating to built heritage.

6. Conclusions

- 6.1** This Heritage Statement has been prepared by HCUK Group on behalf of the applicant in relation to amended proposals to alter and extend St John's Lodge, No. 151 High Street Linfield in conjunction with external works and minor development within the building's curtilage. The Site comprises a grade II listed building within the Lindfield Conservation Area.
- 6.2** This report provides sufficient information on relevant assets for the local planning authority to gauge the suitability of the amended proposals in heritage terms, in compliance with paragraphs 207 and 208 of the NPPF. It provides an account of the historic development of the Site and its surroundings, a proportionate assessment of the significance of potentially affected heritage assets and an appraisal of the effects of the proposed scheme which is illustrated at **Appendix 2**.
- 6.3** The scheme will deliver an exemplary restoration and refurbishment of the mid-19th century former schoolmaster's house which is a grade II listed building. The new interventions are sensitively designed and wholly sympathetic to the building's high architectural value and historic interest.
- 6.4** The rear extension is of contrasting modern design, well-proportioned and carefully detailed using high quality materials. It will create a more viable family dwelling and help to secure the listed building's long term future in a manner consistent with the asset's conservation.
- 6.5** The original 1856 building and its curtilage structures are to be carefully restored to a high standard, including replacement mortar pointing in hydraulic lime, restored crested ridge tiles and the reinstatement and refurbishment of historic features to the interior.
- 6.6** The proposed works of restoration and enhancement will reveal, reinforce and sustain the special interest of the heritage asset in compliance with paragraph 210 of the NPPF.
- 6.7** Further to the assessment undertaken in Section 5 of this Report, it is concluded that the proposed scheme will preserve the architectural and historic interest of the subject grade II listed property, with no residual harm resulting. The group value of

the listed buildings and non-designated heritage assets to this part of Lindfield High Street, including the Parish Church of All Saints, would be preserved in respect of the Section 16(2) and 66(1) statutory duties. The Lindfield Conservation Area would be preserved for the purpose of the Section 72(1) duty.

6.8

Taken as a whole the proposed scheme will not result in harm to any heritage assets (designated or otherwise) and paragraphs 214-216 of the NPPF are not engaged.

6.9

The Proposed scheme complies with all local and regional policies relating to the historic environment and the Council is invited to consider the scheme favourably in compliance with paragraph 219 of the NPPF.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been worked up by HCUK Group (2019) based on current policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It draws on various recent appeal decisions and reflects the increasing importance being put on the contribution of setting to significance and the need to create a greater level of clarity within the finding of less than substantial harm (see the NPPF, paragraphs 213-215). This has been proving more and more necessary and the table below goes some way to reflect the most recent updates (2019) to the guidance set out within the NPPG¹⁴

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK Group, 2019

¹⁴ See NPPG 2019. Section: 'How can the possibility of harm to a heritage asset be assessed?'. Paragraph 3, under this heading notes that '*within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*'

Appendix 2

GPA3 Assessment: Historic England's guidance on setting

In assessing the effect of the outline proposals on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

Relevant Considerations	Parish Church of All Saints – grade II*	Former National School – Nos. 145-149 High Street (non-designated heritage asset)
<i>Proximity of the development to the asset</i>	The Site is situated approx. 100m to the northwest	The Site lies immediately to the north of No. 149 High Street
<i>Proximity in relation to topography and watercourses</i>	The assets are situated at the north end of Lindfield High Street on a low eminence in the landscape, being slightly higher than the surrounding area. There are no watercourses of note in the vicinity.	
<i>Position of development in relation to key views</i>	See Analysis undertaken at Section 4 and Impact Assessment at Section 5.	
<i>Degree to which development will physically or visually isolate asset</i>	The proposed extension is to the north side of St John's Lodge and would not physically or visually isolate the asset from its setting or an ability to appreciate the group value of the Church, St John's Lodge and former School building.	
<i>Prominence, dominance and conspicuousness</i>	The new extension is of very limited prominence and will not be visible from any public areas or beyond the confines of the rear garden area. It will thus have no aspect of dominance or conspicuousness in relation to the setting of the Church or former school building, and would be a sympathetic peripheral framing element in views from the rear garden in which the Church and former school building are co-visible with the proposed extension.	

<i>Competition with or distraction from the asset</i>	For the reasons identified elsewhere in the table the proposals would not compete with or distract attention away from the grade II* listed church or former school building.
<i>Dimensions, scale, massing, proportions</i>	See section 5 for details and Appendix 3. The proposed extension is a single storey structure of subservient character and the minimum size in order to deliver the necessary improvements to the dwelling in order to make it viable as a five bedroom family dwelling.
<i>Materials and architectural/landscape design</i>	The proposed design and materials positively address the local character of the area and host property as set out in the accompanying Design and Access Statement.
<i>Introduction of movement and activity</i>	The proposed extension would not result in any increased movement or activity within the setting of either heritage asset.
<i>Diurnal or seasonal change</i>	A negligible level of diurnal and seasonal change would result from the proposed extension, and this has been factored into the wider assessment.
<i>Change to built surroundings and spaces</i>	The proposals would not result in a noticeable change to the built surroundings and spaces which comprise the setting of the Church and former school building for the reason that the extension is wholly concealed by the host building and only seen in conjunction with either asset from a small proportion of the private rear garden of St John's Lodge
<i>Change to skyline, silhouette</i>	The proposed development would not result in any change to the skyline or silhouette of All Saints Church or former School building.
<i>Change to general character</i>	While resulting in the provision of a more contemporary residential extension, this would not result in any material change to the general character of the setting of the Church or Former School which already features a combination of areas of modern residential built form, traditional buildings and rural land.

Appendix 3

Proposed Scheme Details (Gould Baxter Architects)



SITE BLOCK PLAN - AS PROPOSED
SCALE @ 1:500 ON AN A3 SHEET

Site Block Plan



KEY

- To be removed.
- Proposed.

B.	12.03.2024	AR.	Adjustment to rear extension depth and bay window depth following conversations with MDC and heritage consultant.	CHK.
A.	27.10.23	AR.	Adjustments to extensions and garage following conversations with MDC and heritage consultant.	CHK.
REV.	DATE	BY:	AMR/CMR/ET.	CHK.
PLANNING				
 2 Lucan Mews, Paddisford Road, Haywards Heath, West Sussex, BN18 1TE (01444) 452004 info@goedbaxter.co.uk www.goedbaxter.co.uk				
NOTE: DO NOT SCALE OFF THE DRAWING UNLESS FOR PLANNING PURPOSES. CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED. ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BEST PRACTICE AND CODES OF PRACTICE. COPYRIGHT OF THE DRAWING IS RESERVED BY GOULD BAXTER ARCHITECTS LTD. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.				

NOT FOR CONSTRUCTION



Ground Floor Plan in Context - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

C	13/03/2021	Admission to work experience each day for 10 weeks, with 100 students commencing in May. All students commencing with MGC, and finishing on 10/06/2021
E	17/03/2021	Adjustments to admissions to ensure a range of learning experiences with MGC, and to ensure that all students are able to complete their placement
A	18/03/2021	Review of admission to the Year 10 programme commencing in May
REV DATE		APPROVED:
 gould baxter 2 Gloucester House, Redcliffe Road, Ipswich, Suffolk, IP1 3HE Tel: 01473 200000 www.gouldbaxter.co.uk		
THE OFFICIAL OF THE REGISTRY OF COMPANIES HAS REVIEWED THIS DOCUMENT AND HAS CONCLUDED THAT IT IS IN ACCORDANCE WITH THE COMPANIES ACT 2006 AND THE COMPANIES (MISC. SUPPLEMENTARY PROVISIONS) REGULATIONS 2009. THE OFFICIAL OF THE REGISTRY OF COMPANIES HAS REVIEWED THIS DOCUMENT AND HAS CONCLUDED THAT IT IS IN ACCORDANCE WITH THE COMPANIES ACT 2006 AND THE COMPANIES (MISC. SUPPLEMENTARY PROVISIONS) REGULATIONS 2009.		
CUSTOMER: Mr & Mrs Broad		
PROJECT: St John's Lodge, 151 High Street, Ipswich IP1 3HE		
The Plan with Ground Floor Plan As Proposed		
DATE:	17/04/2021	DATE BY:
14.03.2025	SCALE: A1	DRAWN BY: A
FILE NO:	PL.20	REV:
GH981		

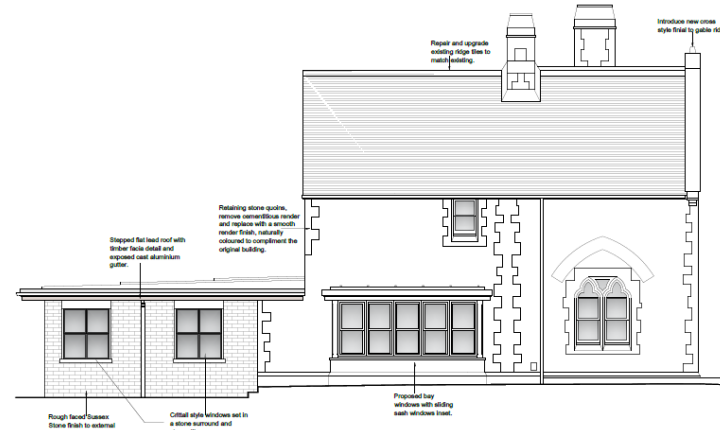
Site Plan

FOR PLANNING
PURPOSES ONLY

NOT FOR CONSTRUCTION



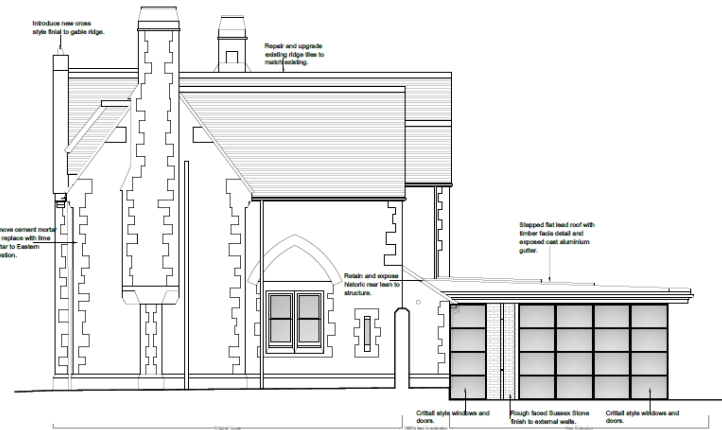
REAR ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



WEST ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



FRONT ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



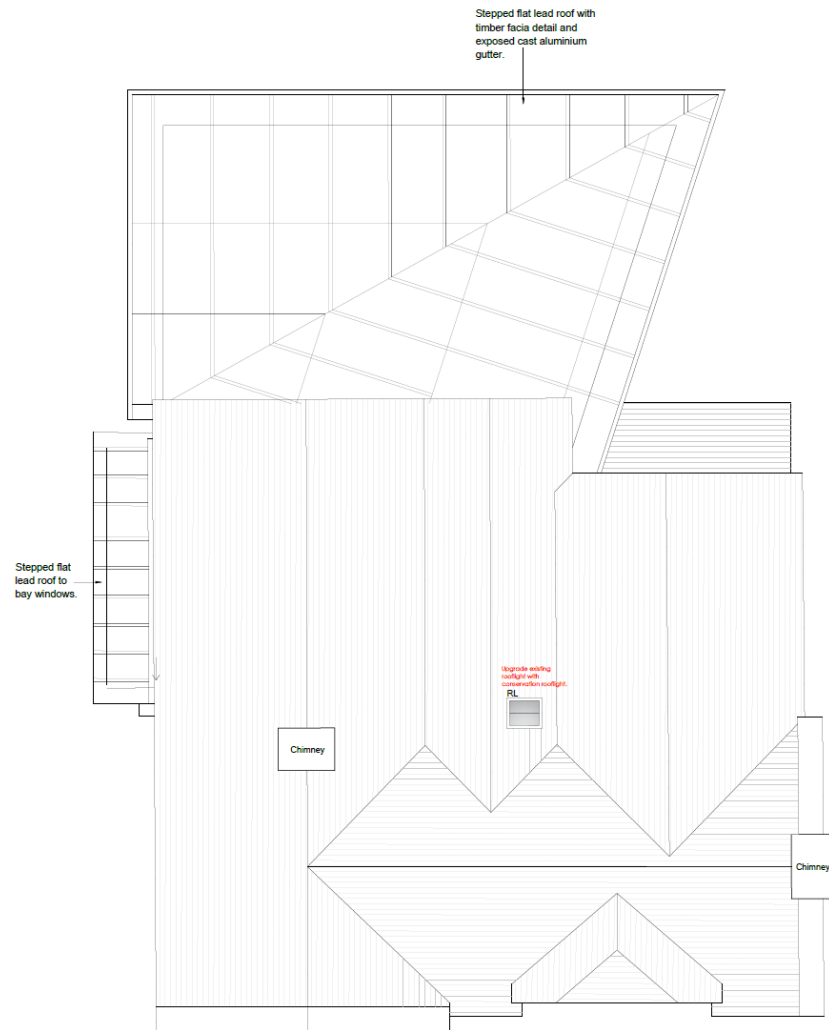
EAST ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

REV	DATE	BY	AMENDMENT	CHK
R.	13.03.20	AE	Adjustment to rear extension depth and bay window depth following consultation with HCUK and heritage consultants. Adjustment to extensions and garage following consultation with HCUK and heritage consultants.	OR
A.	17.03.20	AE		OR
REV	DATE	BY	AMENDMENT	CHK
PLANNING				
2 Lutteridge Street, Farnborough Road, Hove, Brighton, BN1 1HE (01323) 551111 info@gooldbaxter.co.uk www.gooldbaxter.co.uk DO NOT SCALE OFF THIS DRAWING UNLESS FOR PLANNING PURPOSES. CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED. ALL DIMENSIONS ARE APPROXIMATE AND DIMENSIONS ARE GIVEN IN METERS UNLESS OTHERWISE STATED. COPYRIGHT OF THE DRAWING IS RESERVED BY GOULD BAXTER. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION IN WRITING FROM GOULD BAXTER.				
CLIENT: Mr & Mrs Broad				
PROJECT: St Johns Lodge, 151 High Street, Lindfield BN16 2HT				
DRAWING: Elevations As Proposed				
DATE:	13.08.2025	SCALE AT A1:	1:50	DRAWN BY: AE
				CHECKED BY: 4
JOB NO:	GH891	DRAWING NO:	PL.23	REV:
				B

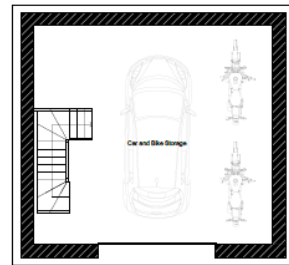
Proposed Elevations



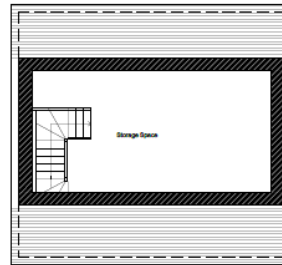
ARBORICULTURE | ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | VISUALISATIONS



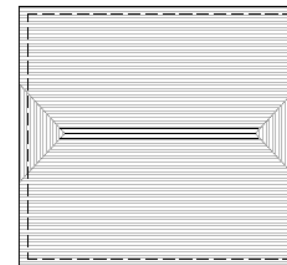
Proposed Roof Plan



GROUND FLOOR PLAN - AS PROPOSED
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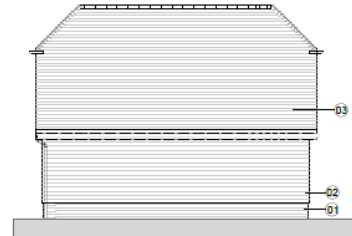
FIRST FLOOR PLAN - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



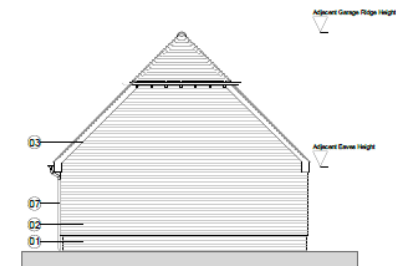
ROOF PLAN - AS PROPOSED
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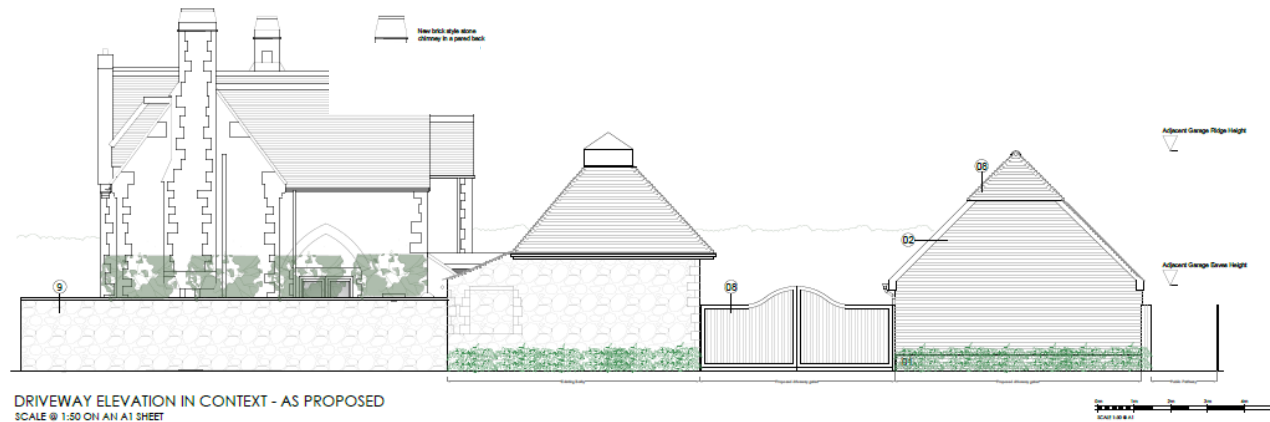
FRONT ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



REAR ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



GARDEN SIDE ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



DRIVEWAY ELEVATION IN CONTEXT - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

Proposed Garage Plans and External Work



Perspective CGI view of the Proposed Extension. Source: DAS

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2024

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)