

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 12 May 2025 11:12:54 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/0696 and 0697 Broad Street House, Broad Street, Cuckfield

Hi Anna

Comments on the above planning and listed building consent applications.

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 17th century. Substantial extensions have been added to the building, to the south, west and north east, notably during the 19th and 20th centuries. 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 roofslope 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 not 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.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.

<http://www.planningportal.gov.uk>

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