

JUSTIFICATION
LANDSCAPING

The hard and soft landscaping to the rear garden deviates from the approved scheme. However, it still enhances the setting of the building and protect the character and integrity of the Conservation Area, as outlined in the supporting HCUK heritage statement.

Refer to supplemented drawing D8 Rev B by Rachel Goozee Garden & Planting Design for further details on current hard and soft landscape design.

KEY:

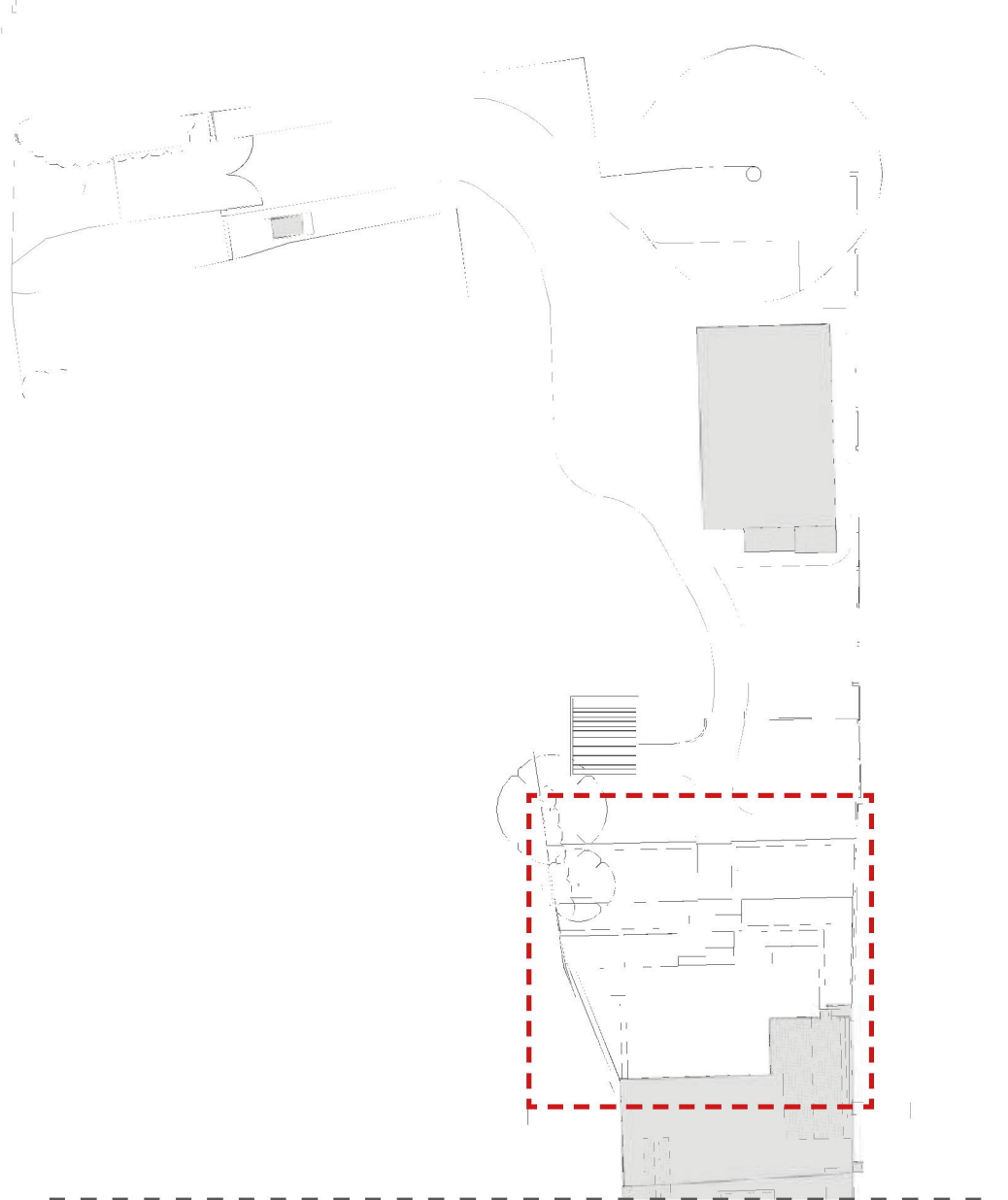
 Highlighted area of deviation



Recent photograph of hard landscaping, view looking west towards the garage.



1. Approved hard landscaping design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed hard landscaping



The new extension achieves the highest level of sustainability that is feasible, with low energy consumption during operation. The following measures are incorporated:

- The existing pitched roof structure over the front portion of the building received thermal insulation, applied at rafter level to the vaulted sections and at ceiling level to the retained attic space. The insulation is of the breathable type to ensure the continued preservation of the existing roof timbers;

- High performance double-glazed windows and doors to the proposed rear extension and Bakehouse, with gas-filled cavities and thermally-broken metal frames;

- Water usage is reduced through the installation of flow reducing / aerating taps, and low-flush cisterns. Recycled grey water from the garage is collected for plant irrigation / watering;

- The replacement space heating and hot water system will operate with high efficiency owing to the higher levels of thermal insulation and airtightness present in the proposed extension. This ‘fabric first’ approach significantly reduces the pressures placed upon the primary heating system.

- The provision of an electric car charging point within the open bay of the detached garage building.

Section AA prepared by Gould Baxton as part of Building Regulations package

PART IX | CONCLUSIONS



CONCLUSIONS
HARM AND BENEFITS

The adjacent table presents an assessment of the perceived heritage benefits in the context of the heritage impacts associated with the deviations from the approved scheme.

Notably, changes with a neutral impact are the most prevalent, while numerous changes are identified as beneficial. The Heritage Consultant concluded the assessment as follows:

‘Taken as a whole the effects of the Proposed Scheme would be positive in heritage terms, accepting a degree of harm resulting from the full width rear extension, removal of the lower part of the 17th century staircase and master bathroom dormer roof extension. Nonetheless, the heritage benefits of the proposal are manifold, in conjunction with the overarching benefit of securing the heritage asset’s beneficial use as a single dwelling on a long term basis as part of a fully restored property which was previously in very poor condition. Overall the heritage benefits of the proposal outweigh the harm, resulting in no residual heritage harm on the basis of internal heritage balance.’

Source: HCUK Heritage Statement

LOSS / HARM	NEUTRAL	BENEFICIAL
1. Full width rear extension at first floor level proposed as implemented - limited weight 2. Flat roof ‘dormer’ extension to accommodate master bathroom proposed as implemented - limited weight 3. Removal of corkscrew winder staircase (lower flight) at ground to first floor level with retained handrail and upper treads to form shelving with edging to north and west walls for legibility - moderate weight 4. Removal of late 19th century chimney stack and making good to floors, ceiling and roof - limited weight	1. Bake House rebuilt to a slightly different design using handmade clay bricks, matching the other masonry elements to the rear elevation proposed as implemented. 2. AC units to Bake House enclosed by timber louvre screening (Siberian larch) to north side of Bake House chimney 3. Partition to form downstairs WC in southern bay of 15th century house (formerly dining room in previous house) 4. Blocking of door between first floor landing and en-suite bathroom to north bedroom but with exposed timber framing and plank door retained to landing side. 5. Fitted wardrobes secured by means of non-intrusive fixings within recesses or niches adjacent to main chimney breast or external walls 6. Sliding door partition to wine cellar / utility room 7. Timber cladding to evoke timber framing to main entrance passage 8. Overlaid seasoned oak flooring 9. Timber weatherboarding not added to south elevation, retained as existing. 10. Removal of gypsum plasterboard ceiling to SE bedroom and insertion of vaulted ceiling in reclaimed timber rafters with lime plaster infill 11. Balustrade to terrace change from metal spindles to planar/ frameless glazing 12. Entrance gates to driveway built to different design proposed as implemented 13. Timber pergola to rear garden with concrete base proposed as implemented 14. Ornamental arch in Corten steel at entrance to garden proposed as implemented 15. Log store built to a lower height proposed as implemented 16. General landscaping arrangement, inclusive of irrigation tank	1. Re-use of attic floorboards to form plank doors throughout the house, proposed as implemented - limited weight 2. Fitted wardrobes secured by means of non-intrusive fixings within recesses or niches adjacent to main chimney breast or external walls - limited weight 3. First floor partition to create bathroom to N bedroom incorporating a sliding door - limited weight 4. Removal of modern infill panelling to N bedroom but with timber framing retained in situ- limited weight 5. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths - limited weight 6. Removal of internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster - moderate weight 7. Removal of rooflights to west facing historic slate roof and slated over in matching slate - moderate weight 8. Water well revealed and re-lined in brick to new kitchen floor and left exposed / visible with structural glazed floor - limited weight 9. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC - limited weight



CONCLUSIONS

As presented within this document, recent works to the listed Marlow House deviated from the scheme approved under application DM/22/3694 & DM/22/3695.

This application is for retrospective approval of implemented works and approval of the proposed works.

All implemented variations to the approved scheme have been assessed by a specialist Heritage Consultant and the majority were deemed to be of low harm to the listed building and its settings. Implemented works that were perceived to carry a level of harm have been addressed with revised and updated design proposals to mitigate the level of harm.

The following conclusions extracted from the supporting HCUK Heritage Statement for this application are highly positive, as shown in the extracts below:

6.3
The scheme will deliver an exemplary restoration and refurbishment of the 15th century timber framed house which comprises the core significance of the 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 replacement rear extension is of contrasting modern design, well-proportioned and carefully detailed using high quality materials. While the first floor of the rear extension envelops the 1830s brickwork outrigger, the latter remains a legible element of the composition and will be visible internally and externally by virtue of the large Crittall windows and resulting permeability.

6.5
The east facing elevation to High Street has been restored to a very high standard, including replacement joinery in hardwood and replacement front door of improved design.

6.6
Works of restoration and alteration to the interior have an overwhelmingly positive impact on the historic character of

the listed building and would on balance sustain, reveal and reinforce 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 to this part of Lindfield High Street group 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
There will be no harm to any heritage assets (designated or otherwise) and paragraphs 214-216 of the NPPF are therefore not engaged.

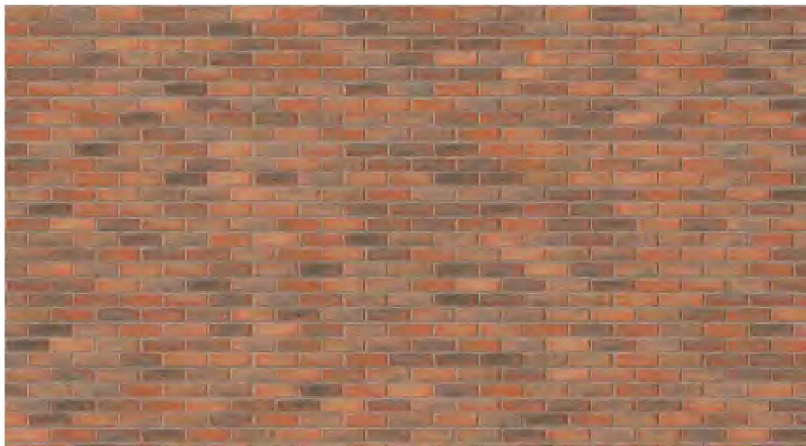
6.9
The Proposed scheme complies with all local and regional policies relating to the historic environment and the Council is invited to consider the scheme favourably in compliance with paragraph 219 of the NPPF.

It is therefore concluded that the works undertaken at Marlow House, alongside the proposed design solutions, align with the principles of heritage conservation and enhancement. The sensitive restoration and carefully considered alterations contribute positively to the character and significance of the Grade II listed building, ensuring its long-term preservation. As demonstrated by the HCUK Heritage Statement, the scheme upholds statutory and policy requirements, with no residual harm to the heritage asset or its wider setting. In light of these findings, the application is submitted for retrospective approval of the implemented works and approval of the proposed solutions, with the expectation of a favourable determination for this regularisation application.



PART X | PRODUCT DATA SHEETS





Product Information

Ibstock Code:	A4517A
Type:	Stock
Facing Description:	Sandfaced
Dry Brick Weight (kg):	2.2kg
Pack Quantity:	370
Packaging (standard):	Banded (Plastic)
Factory:	Chailey
EPD:	

Technical Specification (to BS EN 771-1)

Brick Dimensions (L x W x H mm):	215x102x65
Size Tolerances Mean & Range:	T1 R1
Configuration:	Single Frog
Voids (%):	5-10%
Compressive Strength (N/mm²):	12.5
Active Soluble Salts:	S2
Water Absorption (% weight):	12
Durability:	F2
Gross Dry Density (Sound Insulation) (Kg/m³):	1560
Equivalent Thermal Conductivity "K" value 5% Exposed:	0.82
Initial Rate of Absorption (Suction Rate) (Kg/m²/min):	0.9
EAN:	5.03634E+12



Company Address:
PermaChar®
Hundleton
Pembroke
Wales
SA71 5RD

Pro-Forma Invoice

Invoice Address:

Delivery Address:

Same As Delivery Address

2 Chapel Road

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Tadworth

.

Surrey

.

KT20 5SB

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Invoice No
2248

Order Date
13/12/2023

Customer
Rob Quayle

Email
info@southern-contractors.co.uk

Contact No
07765 229 707

Est Delivery
Approx. late January - early February

Special Instructions			Note		
Quantity	L/m	m2	Profile.	Size.	Amount
1			Shadow Gap	19x145mm	
			PermaChar® Premium Charred Timber Cladding		
			Charring level - Crushed Berry TBC		
			200M2/1,500LM - All @ 4m lengths	£10.10lm	£15,150.00
			15no. 90-Degree corner mouldings @ 4m lengths (60LM)	£10.95lm	£657.00
			19x95mm - PAR 10no. Boards @ 4m (40LM)	£6.99lm	£279.00
			Black head, stainless steel screws @ 42mm (8,500pcs)		£918.00
			Tin - Colour Matched Oil - 5L (For end cuts) Crushed Berry TBC		£0.00

Note: This is a Pro-Foma Invoice not a VAT Invoice

Bank Details: Account Name: Spahaus Limited
Sort Code: 20-37-82
Account Number: 93050114

Only the products that are identified as such on this document are FSC® certified.



Transport	£595.00
Subtotal	£17,599.00
Vat	£3,519.80
Total	£21,118.80





Weather It 2023
Units 1 -6, Oldbury Road
Industrial Estate
West Brom.
Sandwell B70 9DD

CUSTOMER INVOICE ADDRESS

Rachel Goozee Garden & Planting Design

Customer Reference / Delivery Address

P0085 - Rachel Gooze - Lindfield

SALES QUOTATION

Document Number	Document Date	Page
21259	03.05.24	1/1
Customer Name.		
Rachel Goozee Garden & Planting Design		
Your Contact		
-No Sales Employee-		

Currency:GBP				
Description	Quantity	Price	Tax %	Total
Walkway Arch. 3mm corten. 50mm thick all around	1	3,322.00	20.00	3,322.00
Bespoke Quote - Brampton Planter. 600mm high. Price per linear meter	41.1	145.00	20.00	5,959.50
Corten Water Rill - with pump	1	3,311.00	20.00	3,311.00
Traditional British Edging 3000 x 150 x 3mm - Rustic Steel	162	16.95	20.00	2,745.90
Traditional British Edging 3000 x 300 x 3mm - Rustic Steel	27	33.90	20.00	915.30

Quotation Subtotal:	16,253.70 GBP
Discount Subtotal:	15.00% 2,438.06 GBP
Total Before Tax:	13,815.64 GBP
Total Tax Amount:	2,763.13 GBP
Total Amount:	16,578.77 GBP

Quotation Valid Until: 10-May-2024

MD: Daniel Kinsella
Phone: 0121 824 5700
E-Mail: daniel@weather-it.co.uk

Bank Name: WatherIt ltd.
Bank Account: 78686460
Bank Code: LLoyds



Order Acknowledgement



Order Reference:SB15617

Date:20/12/2023

Customer Address:

Simon Dougall
Nash Farm
Nash Lane
Scaynes Hill
Haywards Heath
West Sussex
RH17 7NJ

Delivery Address: (If Applicable)

Rob Quayle
Marlow House
107 High Street
Lindfield
Haywards Heath
West Sussex RH16 2HR

Delivery Contact No:07765 229 707

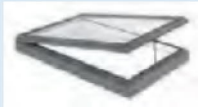
Customer Contact No:07798 744570

Quotation Basis:Supply Only

Customer Email Address:simon.dougall@btinternet.c

Despatch Details:Delivery

Estimated Delivery Date:31/01/2024

Description	Total
 1 x SB Fixedlight Frame(s) To suit external kerb width: 1800mm To suit external kerb length: 2935mm Frame colour: 7016 Matt Grey Glazing Spec: 10mm Clear TGH & Heatsoaked /10mm Black warm edge spacer argon gas filled silicone (DC3362) seal/8.8mm Clear soft coat 1.1 laminated with polished edges on inner laminate Approximate weight per unit = 282.25KG Notes: Glazing specifications may vary dependant on availability. Glazing performance criteria will remain the same. Laminated glass inner pane included above £3,495.00	
 1 x SB Opener (Elec) + Cover Frame(s) To suit external kerb width: 1970mm (Landscape -Hinge Side) To suit external kerb length: 810mm Frame colour: Internal 9910 Matt White / External 7016 Matt Grey Glazing Spec: 6mm Clear TGH & Heatsoaked/16mm Black warm edge spacer argon gas filled silicone (DC3362) seal/6mm Clear soft coat 1.0 (Low E) TGH & Heatsoaked Approximate weight per unit = 84.62KG Notes: Glazing specifications may vary dependant on availability. Glazing performance criteria will remain the same. Operating Mechanism: 300mm 24Vdc chain actuator - White Rooflight opens to 30 degrees maximum and used for ventilation only This Rooflight is suitable for use up to a height of 13m above floor level £2,395.00	

107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR

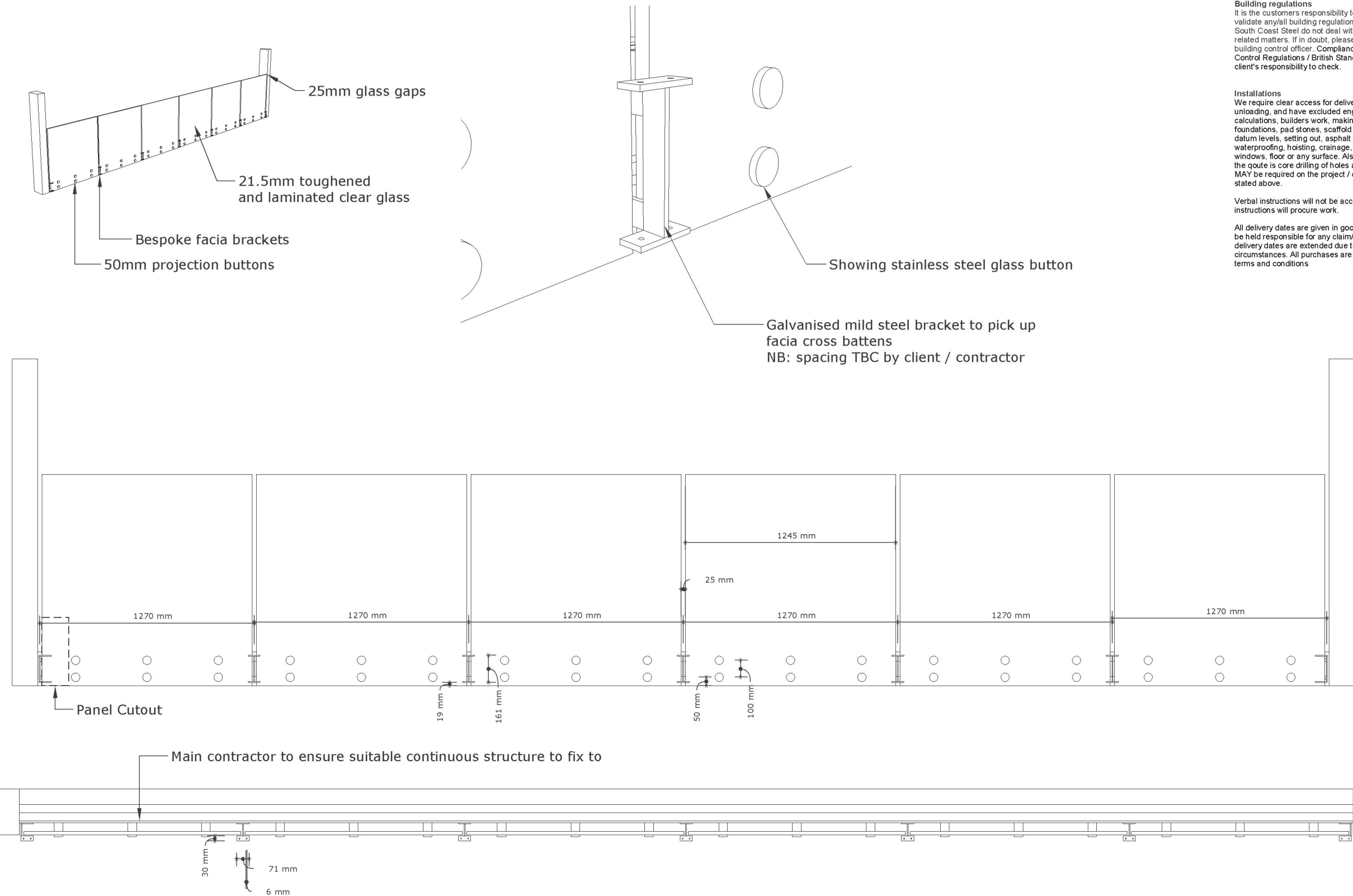
Waterproofing / weathering
South Coast Steel Ltd do not undertake any weathering or waterproofing works. For a warranty on any weathering activity, you will need to contact a weathering / roofing specialist prior to your order.

Building regulations
It is the customers responsibility to check and validate any/all building regulations and standards. South Coast Steel do not deal with any planning related matters. If in doubt, please contact your local building control officer. Compliance with Building Control Regulations / British Standards to be the client's responsibility to check.

Installations
We require clear access for deliveries and unloading, and have excluded engineers calculations, builders work, making good, concrete foundations, pad stones, scaffold access, propping, datum levels, setting out, asphalt work, waterproofing, hoisting, crainage, protection of windows, floor or any surface. Also excluded from the quote is core drilling of holes and grouting that MAY be required on the project / contract unless stated above.

Verbal instructions will not be accepted; only written instructions will procure work.

All delivery dates are given in good faith, we will not be held responsible for any claim/cost incurred if delivery dates are extended due to unforeseen circumstances. All purchases are subject to our terms and conditions





Creative Metal Design Limited
Unit 16,
Huffwood trading estate,
Partridge Green
Horsham
WS
RH13 8AU
01444 400513
info@creativemetaldesign.co.uk
www.sussexgatesandrailings.co.uk
VAT Registration No.: 314245827
Company Registration No. 10563143

Estimate

ADDRESS

Southern Contractors
(Newbuild)Ltd
2 Chapel Road
Tadworth
KT20 5SB

ESTIMATE NO. 8585
DATE 23/02/2024

ACTIVITY	QTY	RATE	AMOUNT
Up to 4 metres wide and 2 metres high.Hand crafted oiled Balau hardwood clad double entrance gates with open bottom section. 60x40mm box section frame, solid 16mm round bar open section. Colour coded hinge brackets with integrated grease nipples and gate fitting shoes. All fixings are stainless steel. Fine texture powder coated finish.	1	4,995.00	4,995.00
Additional metalwork protection with hot dip galvanising prior to powder coating. Includes delivery charges and Linishing.	1	325.00	325.00
Gate supply and installation.	1	400.00	400.00
			Subtotal: 5,720.00
			Subtotal: 0.00
Nice L-Fab 24v underground automation system with three remote controls and two sets of photocells, a set of photocell posts, exit push button, gate safety edge, plastic control box enclosure, wiring and consumables. Fully installed to current safety requirements (risk assessed, force tested, CE marked and compliance certificate issued on completion). Price does not include any additional safety devices if required. Power supply for the automation should be provided by the customer.	1	1,675.00	1,675.00
Locinox Mag lock. Supply and installation. Recommended for privacy gates.	1	375.00	375.00
Upgraded control cabinet enclosure to Polyester exterior	1	175.00	175.00

For BACS payments - Santander - Sort Code 09-01-29 , Account Number 0920 3158 quoting your name and invoice number. ALL DISCREPANCIES MUST BE NOTIFIED IN WRITING

If such notice is not received within 5 days, the goods shall be deemed to comply in all respects with your instructions and the agreement.



CRITTALL WINDOWS

The Original Steel Window Manufacturer
Craftsmanship since 1849



Crittall is the world's leading manufacturer of steel windows and doors. With a proud heritage of delivering excellence, a legacy of shaping and influencing design can be seen worldwide. At the forefront of innovation, using cutting-edge design and manufacturing expertise, we offer unparalleled styling, engineering capability and production capacity.

Hand-crafted on site in our UK manufacturing facilities, Crittall steel windows, doors and internal screens complement all building styles from traditional to contemporary new-builds, with a life expectancy of over 60 years.

CORPORATE W20

Exterior steel windows and doors

The Corporate W20 window and door range offers great versatility. Corporate W20 windows and doors are specifically designed for external application. No other steel window system offers such an extensive range of profiles; with a combination of custom sized or modular windows & doors in a range of colours, design flexibility is refreshingly uncompromised.

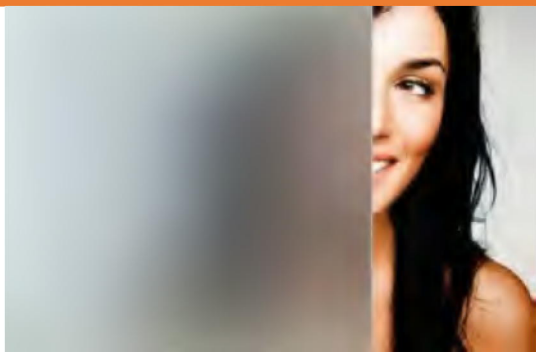
Ingeniously designed and professionally installed, Corporate W20 has been created through innovative thinking and centuries of traditional craftsmanship.

Iconic minimalist profiles set Corporate W20 apart. Designed for maximum levels of light transmission, bespoke windows and doors offer limitless design opportunities.



SOLYX®

SXJ-0597 Isoline Frost



Product Details

SXJ-0597 Isoline Frost (revised colour). A very nice light-diffusing, frosted, privacy film. This film can be used alone or in conjunction with SXJ-0592 Isoline Dual Frost Gradient.

Flammability Rating

This product meets **Class B, s1, d0**, as specified in **BS EN 13501-1:2018**.

This product meets ASTM E84 and is classified as Class A as defined in NFPA 101, Life Safety Code®.

Specification

Product Code	SXJ-0597
Film Type	Polyester
Adhesive Type	Removable PS
Usage	Interior
Available Roll Width(s)	59"
Thickness	100 micron
Shading Coefficient	0.55%
Visible Light Reflection	27%
Visible Light Transmission	48%
UV Transmission	25%
IR Transmission	60%
Total Solar energy Rejected	38%
Solar Energy Absorbed	25%

Installation & Warranty

Installation

Installation should be in accordance with the manufacturer's installation instructions. This film is applied using the same methods used for installing window films.

Warranty

This product will be free from defects in material and manufacture for a period of five (5) years from the date of installation. See warranty information for specific details.

To ensure that **Genuine Solyx®** products have been installed, proof of a valid invoice number is required to validate your warranty. Scan the QR code below or visit www.glassfilms.eu/validate to validate.



Product Construction

Face Film

100 micron Polyester

Adhesive

Clear, Removable, Pressure-Sensitive

Release Liner

Silicone Coated

Distribution & Contact Information

Solyx® Decorative Films are available through authorised window film installers and signage companies, or directly from Glass Films.

Contact Information

Glass Films

Tel: +44 (0) 800 970 6366

Email: sales@glassfilms.eu

Web: www.glassfilms.eu



PART XI | APPENDICES



APPENDICES

CONSERVATION OFFICER COMMENTS-ORIGINAL SCHEME

Conservation Officer's comments on the original scheme, received on the 25th of January 2023
Comments on the above planning and listed building consent applications.
The application site, Marlow House, is a Grade II listed building dating, from the list description, from the 15th century and located within the Lindfield Conservation Area. To either side of the building are other listed buildings- Everydens to the north is listed Grade II and dates from the 17th century, and Limes Cottage to the south, also Grade II listed, dates from the 16th century. Marlow House would be considered to be within the settings of these buildings.
Towards the rear (western) end of the garden of Marlow House, a three bay garage structure has been commenced but not completed. Planning permission for an oak framed detached garage was granted in 2014. This structure is shown as having timber cladding and a hipped clay tiled roof, but only the base of the walls appears to have been completed.
The current proposal is accompanied by a Heritage Statement. While this contains some useful information on the development and fabric of the building, it does not unfortunately provide a complete analysis of all relevant areas. It is also somewhat confused in that it appears to discuss works which may not form part of the current proposals- possibly the scheme has been revised prior to submission of the current applications but the Statement has not been fully updated? In any case although the Statement is partly useful, these factors do prevent it from providing the full and clear information which would ideally be required for an informed consideration of the proposal. The Statement does not appear to have been based on a fully comprehensive historic building survey, which I would recommend for works of the extent now proposed (see below).
The current proposal is for extensive works to the building internally and externally, and within its setting, including:
Demolition of existing part one, part two storey rear extensions
Construction of a new flat roofed two storey addition at the rear incorporating parts of a two storey rear addition dating from c.1830. The extension as shown sits over a reduced footprint at ground floor compared to existing, but projects further back at first floor, albeit at a reduced height. The structure is flat roofed with brick to the ground floor and timber cladding at first, with some elements of metal cladding, and large Crittall style windows. At first floor is a recessed balcony with bronze metal railings. The ground floor is also recessed to create a porch. An existing chimney to the south side elevation is proposed to be extended up to accommodate the height of the new extension at this point.
Internal and external alterations to the exiting single storey bakehouse including extensive alterations to the internal layout, and new fenestration and doors to the rear (west) and side (south) elevations.
To the original rear elevation, where it is exposed to the north of the bakehouse roof, it is proposed to cover the currently exposed timber framing with timber battens and dressed lead.
To the front elevation side return (described as a niche to the southern end of the elevation) it is proposed to extend the weatherboarding currently in place at first floor downwards to cover timber framing exposed at ground floor.
Also to the front elevation it is proposed to replace the existing non original front door with a part glazed four panel door, with repairs to the timber surround and porch hood.
It is also proposed to replace the existing cementitious render to the front elevation with a lime render.
All the windows to the front elevation are proposed to be replaced with new single glazed timber framed windows. Rainwater goods are to be replaced with cast metal goods.
A new window opening is proposed to the southern side elevation towards the rear of the historic core of the building, in association with formation of a new WC internally.
Internally, a number of alterations are proposed at ground floor including new partitioning within the rear room at ground floor to allow creation of a new WC, removal of the existing retained blocked stair between ground and first floor within the core of the building, replacement of an existing steel prop within the northern room at ground floor with an oak post, reconfiguration at the rear ground floor including substantial removal of the surviving fabric to the 1830s rear addition, and new partitioning adjacent to the northern end of the original rear elevation, within the replacement extension, and a replacement staircase between ground and first floor within the rear extension.
At first floor internally various works are proposed including within the historic core the removal of the existing staircase between first floor and attic level, new partitioning within the existing central bedroom to create an ensuite and walk in wardrobe with new and blocked openings and removal of a built out fireplace, built in wardrobes in various locations. Towards the rear of the building the substantial removal of the 1830s rear wing is proposed with only part of the rear wall retained internally within the new extension
At attic level a new wall is proposed to separate the vaulted ceiling of the bedroom to the southern end of the building from the attic space. A new loft hatch is proposed between the existing joists.
Demolition of the existing part built garage to the rear of the garden and construction in a different position of a flat roofed three bay garage with log store, with associated hard landscaping works.
New timber gates to the rear vehicle access from Hickmans Lane.

To consider each of these elements in turn:
The existing rear extensions are modern in date- their removal is not considered contentious in principle.
Although I do think there is scope for the replacement/reconfiguration of the existing rear additions, the proposal as shown raises concerns in terms of bulk, form, detailed design and materials. At ground floor the footprint of the proposed replacement addition is reduced in comparison to the existing. However, at first floor the extension is both wider and deeper, resulting in increased apparent bulk notwithstanding the reduced roof height- this will be particularly apparent in views from the side, and in particular from the south. The boxy form of the extension with extensive flat roofing will exacerbate this affect, and is unsympathetic to the historic roof form of the building and to the character of the wider area. The elevational treatment, with the recessed balcony with a large glazed opening, and the different facing material at first floor, all serve to further draw attention to the first floor and enhance its undue visual prominence.
The proposed rear addition also raises concerns in terms of its internal layout- one of the more positive features of the existing modern ground and first floor additions is that they exhibit a relatively 'light touch' in terms of the interface with the original rear elevation of the building, which remains visible internally. The proposal shows partitioning to the north eastern corner of the extension adjacent to the original rear elevation to create a pantry and utility at ground floor and a bathroom at first floor. This compartmentation of the space will adversely affect, if not remove, the current appreciation of the height and framing of this part of the rear elevation, an affect which will be compounded by the placement of features such as a shower cubicle against the wall. This aspect of the proposal is also considered to adversely impact the special interest of the proposal and how it is appreciated.
The proposed extension involves the substantial loss of the fabric of the existing c.1830 rear two storey wing, with the internalisation of what little remains. In my opinion, which is broadly consistent with the commentary given within the Heritage Statement, this wing is of historical and architectural interest as an integral part of the 19th century alterations to the property, a key phase in its development, and contributes positively to its narrative. It is also an attractive and characterful feature of the rear elevation, in particular the original window and brickwork. For these reasons I consider that the extensive and destructive works proposed to this element of the building are contentious in principle. I do not consider that the internalisation of the first floor rear façade of the wing as a 'feature' within the bedroom space created will sufficiently preserve its interest.
The early 19th century bakehouse, originally detached but now linked to the house via the existing ground floor additions, is also considered as significant to the narrative of the building. Although retaining little in the way of internal features of interest, its form (as an originally detached outbuilding), and external character, although altered, remain clearly discernible. The Heritage Statement again appears to raise concerns regarding the impact of the proposals on this part of the building, with which I would agree. The significant loss of fabric from the side and rear elevations with the proposed introduction of large window openings will detract from its character, as would the scale and design of the proposed fenestration. This aspect of the proposal is also therefore considered unacceptable.
The proposal to cover the currently exposed framing to the rear elevation to the north of the bakehouse roof is considered potentially contentious- this is one of the few remaining externally exposed areas of the original framing to the building. Its concealment without a very compelling justification, which has not currently been provided, is therefore unlikely to be supported.
The covering of the exposed framing to the front elevation side return ('niche') is considered potentially contentious for the same reason. This remnant of exposed framing behind the 19th century added façade is an important visual clue to the origins and narrative of the building; its concealment without very compelling justification is likely to be unacceptable.
The proposal to replace the existing non original front door, and repairs to the surround, are not considered contentious subject to detail.
Likewise the replacement of the cementitious render with lime based render is not considered contentious subject to detail.
Ditto the windows and rainwater goods, expect where windows may be of historic interest- for example the lancet window to the 1830's rear addition (although its not clear whether this is included in the proposed replacement scheme). We may need more information on the date and level of interest of each of the windows concerned.
The new window to the southern side elevation appears to punch through the original or early side elevation of the historic core of the building. This point does not seem to be addressed in the Heritage Statement, and it is unclear as to the date or level of interest of the fabric which would be affected. In the absence of evidence to support another conclusion, given the position within the core of the building it is assumed that this work would potentially involve the loss of fabric of interest and is therefore likely to be contentious.
The new partitioning within the rear room at ground floor to allow creation of a new WC is also considered, on the basis of the information in front of us, to be contentious. Although not directly addressed by the Heritage Statement, which does not contain (as many such statements will do) indicative developmental plans, it would appear that this southern bay of the building is in an original or early layout. Subdivision of the room concerned without further, convincing justification is therefore likely to detract from the special interest of the building.
At ground floor, the stair which it is proposed to remove appears to be originally 17th century in date, but with much of the fabric replaced at a later date (suggested during our site visit to be 19th century work). Although the survival of 17th century fabric may be fragmentary, any loss of fabric of this date is likely to be contentious, and furthermore the survival of the stair in this position in itself is of interest to the building's narrative. The removal of this stair is therefore considered unacceptable and should be rethought.
In association with this work the existing ground to cellar stair appears to be blocked (covered over) at ground floor, leaving no apparent access to the cellar. This may be an error, but it should be addressed. Removal of access to the cellar, an integral part of the building's plan, would be in itself contentious, as would the blocking of the stairwell, which would appear to be in its original or early position. The works to remove the stair enclosure also show the removal of fabric from the original rear elevation of the building to create a wider access into the replaced rear addition- although not specifically addressed by the Heritage Statement this



APPENDICES

CONSERVATION OFFICER COMMENTS-ORIGINAL SCHEME

is likely to affect historic fabric and therefore to be contentious.

The replacement of the existing steel prop to the room north of the principle chimney stack with an oak post may not be contentious but I would like to see a structural report which explains the need for the prop/post, and if an issue is present, confirms that the solution proposed will be appropriate.

At ground floor various works to the flooring are indicated on the proposed plan. More information will be required in respect of these in terms of justification for the works, a detailed description of the nature of the existing flooring, its date and level of interest, and sectional drawings. The impact on the floor structure between ground and basement levels including the impact on the fabric of the ceiling of the basement should be made clear.

The removal of the 1830s rear wing at ground floor (and above) is discussed above, as is the partitioning within the ground floor rear extension to its northern side.

The existing staircase between ground and first floor within the rear addition is modern and is not of any special interest. Its replacement is not considered contentious in principle, subject to detail of the replacement design and its interaction with the retained fabric.

At first floor, the stair to attic level which it is proposed to remove dates from the 17th century (from the Heritage Statement) and is complete. This structure of a high level of interest and its removal will not be acceptable. It should be retained in situ.

The submitted Heritage Statement also refers to the loss of 'the upper part of the chimney flue through the first floor. This does not look to have included the stack and would presumably involve support to the stack somewhere in the eaves line. This would be an immeasurable loss of fabric and, given that this looks to be an early stack and flue and has interrelation with the late crown post roof structure, we would not support this removal.' I am not clear what is referred to here and would welcome clarification on this point. The removal of the added fire surround to the new ensuite/dressing room area is noted and is commented on below.

Also at first floor the proposal includes new partitioning within the existing central bedroom to create an ensuite and walk in wardrobe with new and blocked openings and removal of a built out fireplace, and built in wardrobes in various locations. As for the proposed partitioning at ground floor within the historic core of the building the proposed partitioning at first floor is not discussed in detail within the Heritage Statement but again appears to adversely affect the surviving historic plan of the building. The blocking of doorways would also result in no direct access between the southern and northern ends of the building, which will affect how it reads and will be unacceptable. The loss of the fire surround to the northern side of the principle chimney stack requires further clarification as to the date and level of interest of the fabric affected. The complete blocking of the fireplace opening on this side of the chimney is unlikely to be acceptable as without the surround or fireplace there will be no indication from this northern side of the presence of the chimney, or how these rooms were historically heated. The installation of extensive built in wardrobes and in some cases bathroom fittings such as shower enclosures raises potential issues with impact on/obscuring of underlying historic fabric.

Room 11 at this level is annotated as a 'plant room/airing cupboard'. More information should be provided as to what this means in practice, in particular the nature, positioning and connections of any new plant.

At attic level, the proposed new loft hatch sits in an area just to the north of the principle chimney stack. The submitted heritage statement suggests the survival of 17th century wide plank flooring in this area. More information would be needed regarding the exact location of the proposed hatch and its relationship to this flooring. Any loss of or damage to 17th century fabric, or later fabric of interest, will not be acceptable.

More information including sectional elevations will be required in respect of the new wall at attic level. These drawings should highlight the relationship with the existing historic fabric.

In respect of the garage, the proposal is to resite the building to the northern side of the garden, with the existing part built structure removed. The proposed new garage is shown as a contemporary style building with a flat green roof and vertical timber cladding. Whilst I would not consider there to be an in principle objection to the resiting of the garage building, the design as shown, in particular the flat roof form, is not sympathetic to the context, either to the setting of the listed building (and adjacent listed buildings) or to the character and appearance of the Conservation Area. I would recommend that the design of the building is amended to a more appropriate hipped or gabled roof which better reflects the predominant roof forms of the surrounding buildings, as well as more traditional facing and roofing materials, and detailing including to the eaves and doors.

Subject to considerations of detailed design the proposed new vehicle gates are not considered contentious.

In summary, although I do think there is scope here for replacement or reconfiguration of the rear extensions, and possibly for some, more limited, alterations within the historic core, significant aspects of the current proposals are considered unacceptable in terms of their impact on the special historical and architectural interest of the listed building. This is due to impact on the historic fabric and plan form of the building, and how these are appreciated, as well as impact on the appearance of the building, particularly from the rear, and including the surviving 19th century rear addition and bakehouse. This will be contrary to the requirements of District Plan Policy DP34. In terms of the NPPF I would consider the harm caused to be less than substantial, but at the high end of that scale. Paragraph 202 will apply.

I would also consider aspects of the proposal, in particular the external works to the rear and the proposed new garage, to be detrimental to the settings of the adjacent listed buildings to either side of the site, particularly perhaps Limes Cottage to the south. This will again be contrary to District Plan Policy DP34. In terms of the NPPF I would regard the harm caused as less than substantial, at the mid range of the scale. Paragraph 202 will again apply.

The proposal will also detract from the character and appearance of the Lindfield Conservation Area, contrary to the requirements of DP35 and causing a mid level of less than substantial harm.

It is unfortunate that the applicants did not seek pre-application advice prior to the submission of this proposal, as it is my opinion that there is scope in principle for works to replace or reconfigure the existing rear additions. In light of this it would be my recommendation that the current application is withdrawn and a pre-application discussion is entered into, before submission of a revised scheme. I would also suggest that any revised scheme would benefit from being based on, and guided by, a fully detailed historic building survey, ideally undertaken by a historic building archaeologist, so that the origins and development of the building are fully understood and that the Heritage Statement accompanying any future application can include a greater level of detail to inform consideration of the proposals.



Delegated Decision

Sign off Sheet

Ref. No:	DM/22/3694	Case Officer:	Susan Dubberley
Application Type:	Householder Application		
Proposal:	Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting. . (Amended plans received on 17th March 2023)		
Site:	Marlow House, 107 High Street, Lindfield, Haywards Heath, West Sussex, RH16 2HR, ,		
Validation Date	15 Dec 2022	Overall Expiry Date:	21 Apr 2023
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 May 2023
Target Date:	9 Feb 2023	Recommending Officer Signature:	Susan Dubberley

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Nick Rogers	Date:	12 May 2023
Comments:			

107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR

Date: 12th May 2023

MID SUSSEX DISTRICT COUNCIL

DM/22/3694

Marlow House, 107 High Street, Lindfield, Haywards Heath, West Sussex, RH16 2HR, Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting. . (Amended plans received on 17th March 2023) Mr And Mrs S Dougall

SUMMARY OF CONSULTATION RESPONSES

MSDC Conservation Officer - Objects

Lindfield Parish council: Lindfield Parish Council has no objection to this application, subject to MSDC Conservation Officer's satisfaction with the issues raised in the Heritage Statement.

REPRESENTATION RECEIVED

11 letters of support:

- The front of the house has not been maintained/decorated for the past 20+ years and the rear garden has been a rubbish tip for the same period. The current proposal to refurbish the house and to add a modern extension will enhance the High Street and the conservation area.
- We are aware of the condition of the rear of this property and having looked at the details of the planning application we are of the view that the proposed plans would be a most welcome enhancement to the site and offer our full support to the application.
- Plans including the latest revisions which will significantly benefit the property and this part of the High Street.
- This application will ensure that important listed properties are updated to protect their heritage whilst meeting modern living standards including climate change.
- It is incredibly important that Lindfield's historic houses are maintained, and it falls to a brave few to pick up the enormous cost of this. it is beyond vital that we allow these houses, not to be forced into a surreal time capsule stasis, but to be allowed to evolve as they always have done over time This plan is entirely sympathetic, intelligently designed and will also prove enormously beneficial to the village, so it should receive all of our support.
- Will be sensitively and carefully restored. We were impressed by the determination of its new owners, to use the materials and techniques wholly appropriate to a Listed building of significant age, and delighted that its High Street frontage, would be properly restore.
- Hugely disappointed to now see within the revised plans, the inclusion of the bedroom at first floor level, in the rear south-west corner. We feel that the inclusion of this existing section of Marlow House, and particularly its window, substantially detracts from the design integrity, uniformity, and visual appeal of the Rear Elevation, as originally proposed. We feel that these changes will add nothing of real value to the historic context of Marlow House when compared to the significant restoration to the main elements of the building, and that the original submitted Design for this was substantially better in all respects.

- Scheme professionally restores and thoughtfully preserves and maintains the historic elements of the original timber framed house and then moves forward to provide a contrasting and exciting extension, providing useable space for modern living.
- Whilst the works include some rebuilding and upgrading, and a certain amount of preservation is preferred clearly older properties benefit from upgrading to keep pace with developments in living conditions and required insulation and other essentials of living in the 21st century or properties will just become inefficient museum pieces.

INTRODUCTION

The application seeks planning permission for the demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting.

RELEVANT PLANNING HISTORY

There is a concurrent listed building consent application for the same as this proposal currently being considered under planning reference DM/22/3695.

13/03755/FUL Oak framed detached garage. Approved

08/02665/FUL Construction of 2 bedroom single storey dwelling on land to the rear of 107 High street, Lindfield together with the removal of sections of fence to enable provision of vehicle access for 105, and 103 High Street. Refused

02/00851/FUL and 02/00852/LBC - Addition of a single storey conservatory to rear of existing building and addition of a dormer window to roof of existing single storey outhouse - Approved

LF/083/96/AP1 and LF/084/96/AP1 - Amended Plans: Two storey rear extension and demolish flat roof rear extension - Approved

LF/083/96 and LF/084/96 - Two storey rear extension and demolish flat roof rear extension - Approved

LF/063/87 and LF/064/87 - Extension and alterations to provide living accommodation following change of use from restaurant - Approved

LF/010/87 - Change of Use - From Restaurant to Residential - Approved (Approval Renewed in 1992 under reference LF/007/92)

SITE AND SURROUNDINGS

The application site 107 High Street contains a Grade II Listed building fronting the main High Street. The building was converted to residential use (from a former restaurant use) some time in the early 1990s. The dwelling sits directly onto the frontage pavement and has a large rear garden with vehicle access off Hickman's Lane (passing behind numbers 101, 103, and 105 High Street. There is a partially constructed three-bay garage in the rear garden.

To either side of the building are other listed buildings- Everydens to the north is listed Grade II and dates from the 17th century, and Limes Cottage to the south, also Grade II listed, dates from the 16th century.

The dwelling is situated within the Lindfield Conservation Area and the built up area as defined in the District and Neighbourhood Plans.

APPLICATION DETAILS

The current proposal is for works to the building both internally and externally, and within its setting, including: the demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting.

The ground floor and first floor extension would replace the existing two storey extension. At ground floor the replacement extension would be set back some 3.5m in comparison with the existing extensions and would be constructed in brickwork with three sets of double full height glazed doors. The first-floor extension would overhang the ground floor by approximately 1m and would have a flat roof, with timber cladding and full height glazed double doors with full height windows either side of the door. The doors would lead out onto a balcony with metal balustrading and a privacy panel is proposed to the south elevation constructed of timber slats. The first floor would project out some 1.5m including the balcony further than the existing first floor extension and would be some 1m wider.

The new garage would be located in the rear garden alongside the northern boundary with 109 High Street and set some 1.5m from the boundary. The garage would measure some 9.5m in width with a depth of some 6.5m and a height of some 3m. The garage would be timber clad with a green roof.

LEGAL FRAMEWORK AND LIST OF POLICIES

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

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the Site Allocations Development Plan Document (SADPD), and the Lindfield and Lindfield Rural Neighbourhood Plan.

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

District Plan

The District Plan was adopted in March 2018.

Relevant policies for consideration:

- DP26 - Character and Design
- DP34 - Listed Buildings and other Heritage Assets
- DP35 - Conservation Areas

Site Allocations Development Plan Document (SADPD)

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

There are no relevant policies in relation to this proposal.



Mid Sussex District Plan 2021-2039 Consultation Draft

The District Council is now in the process of reviewing and updating the District Plan. The new District Plan 2021 - 2039 will replace the current adopted District Plan. The draft District Plan 2021-2039 was published for public consultation on 7th November and the Regulation 18 Consultation period runs to 19th December 2022. No weight can currently be given to the plan due to the very early stage that it is at in the consultation process.

Mid Sussex Design Guide Supplementary Planning Document (SPD)

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

Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan was made in March 2016.

There are no relevant policies for consideration.

National Policy and Legislation

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

National Design Guide

Listed Buildings and Conservation Areas Act 1990

ASSESSMENT

Design

Policy DP26 of the District Plan relates to character and design and states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*

- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.'*

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 relates to household extensions. Design Principle DG49 requires extensions to respond to the design of the original dwelling and use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.

It is considered that the extension is generally acceptable as it will replace the existing ad hoc development, which has resulted in a collection of unsympathetic alterations to the detriment of the rear of the building and the proposals would remove these and replace them with a two storey extension that provides a more cohesive appearance to the rear elevation. The rear extension is considered to be generally in keeping with the existing dwelling house in terms of design, size and scale and therefore this is felt to be a modest improvement to the existing dwelling, and would conserve the character of the area.

The design of the replacement garage in the rear garden is considered acceptable and while it has a relatively large footprint, the size of the garden is such that a large are of usable garden will remain. This element will conserve the character of the Conservation Area.

The proposal thereby complies with Policy DP26 of the District Plan, the design principles of the Mid Sussex Design Guide, and the provisions of the NPPF.

Impact on the Listed Building and Conservation Area

The application site, Marlow House, is a Grade II listed building dating, from the list description, from the 15th century, located in a prominent position on Lindfield High Street, within the Lindfield Conservation Area.

S.66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

In addition, S.72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Policy DP34 of the District Plan refers to listed buildings and other heritage assets. It states:

'Listed Buildings

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

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*



- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

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

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

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

Policy DP35 of the District Plan requires developments in a conservation area to conserve or enhance its special character, appearance and the range of activities which contribute to it. It sets a number of criteria including that:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

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

Paras 199-202 of the NPPF states:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The Council's Conservation Officer has considered the application. In her original comments she raised an objection to several aspects of the application. In particular while she considered that the removal of the existing modern rear extensions was not contentious in principle and that there was scope for replacement, she commented that:

- *the proposal as shown raises concerns in terms of bulk, form, detailed design and materials. At ground floor the footprint of the proposed replacement addition is reduced in comparison to the existing. However, at first floor the extension is both wider and deeper, resulting in increased apparent bulk notwithstanding the reduced roof height- this will be particularly apparent in views from the side, and in particular from the south. The boxy form of the extension with extensive flat roofing will exacerbate this affect, and is unsympathetic to the historic roof form of the building and to the character of the wider area. The elevational treatment, with the recessed balcony with a large glazed opening, and the different facing material at first floor, all serve to further draw attention to the first floor and enhance its undue visual prominence.*
- *The proposed rear addition also raises concerns in terms of its internal layout- one of the more positive features of the existing modern ground and first floor additions is that they exhibit a relatively 'light touch' in terms of the interface with the original rear elevation of the building, which remains visible internally. The proposal shows partitioning to the north eastern corner of the extension adjacent to the original rear elevation to create a pantry and utility at ground floor and a bathroom at first floor. This compartmentation of the space will adversely affect, if not remove, the current appreciation of the height and framing of this part of the rear elevation, an affect which will be compounded by the placement of features such as a shower cubicle against the wall. This aspect of the proposal is also considered to adversely impact the special interest of the proposal and how it is appreciated.*
- *The proposed extension involves the substantial loss of the fabric of the existing c.1830 rear two storey wing, with the internalisation of what little remains. In my opinion, which is broadly consistent with the commentary given within the Heritage Statement, this wing is of historical and architectural interest as an integral part of the 19th century alterations to the property, a key phase in its development, and contributes positively to its narrative. It is also an attractive and characterful feature of the rear elevation, in particular the original window and brickwork. For these reasons I consider that the extensive and destructive works proposed to this element of the building are contentious in principle. I do not consider that the internalisation of the first floor rear façade of the wing as a 'feature' within the bedroom space created will sufficiently preserve its interest.*

JUSTIFICATION
DELEGATED REPORT - APPROVED SCHEME

In regard to the alterations to the bake house the conservation Officer commented:

- *The early 19th century bakehouse, originally detached but now linked to the house via the existing ground floor additions, is also considered as significant to the narrative of the building. Although retaining little in the way of internal features of interest, its form (as an originally detached outbuilding), and external character, although altered, remain clearly discernible. The Heritage Statement again appears to raise concerns regarding the impact of the proposals on this part of the building, with which I would agree. The significant loss of fabric from the side and rear elevations with the proposed introduction of large window openings will detract from its character, as would the scale and design of the proposed fenestration. This aspect of the proposal is also therefore considered unacceptable.*
- *The proposal to cover the currently exposed framing to the rear elevation to the north of the bakehouse roof is considered potentially contentious- this is one of the few remaining externally exposed areas of the original framing to the building. Its concealment without a very compelling justification, which has not currently been provided, is therefore unlikely to be supported.*

Other concerns include:

- *The covering of the exposed framing to the front elevation side return ('niche') is considered potentially contentious for the same reason. This remnant of exposed framing behind the 19th century added façade is an important visual clue to the origins and narrative of the building; its concealment without very compelling justification is likely to be unacceptable.*
- *The new window to the southern side elevation appears to punch through the original or early side elevation of the historic core of the building. This point does not seem to be addressed in the Heritage Statement, and it is unclear as to the date or level of interest of the fabric which would be affected. In the absence of evidence to support another conclusion, given the position within the core of the building it is assumed that this work would potentially involve the loss of fabric of interest and is therefore likely to be contentious.*
- *The new partitioning within the rear room at ground floor to allow creation of a new WC is also considered, on the basis of the information in front of us, to be contentious.. Subdivision of the room concerned without further, convincing justification is therefore likely to detract from the special interest of the building.*
- *At ground floor, the stair which it is proposed to remove appears to be originally 17th century in date, but with much of the fabric replaced at a later date (suggested during our site visit to be 19th century work). Although the survival of 17th century fabric may be fragmentary, any loss of fabric of this date is likely to be contentious, and furthermore the survival of the stair in this position in itself is of interest to the building's narrative. The removal of this stair is therefore considered unacceptable and should be rethought.*
- *In association with this work the existing ground to cellar stair appears to be blocked (covered over) at ground floor, leaving no apparent access to the cellar. This may be an error, but it should be addressed. Removal of access to the cellar, an integral part of the building's plan, would be in itself contentious, as would the blocking of the stairwell, which would appear to be in its original or early position. The works to remove the stair enclosure also show the removal of fabric from the original rear elevation of the building to create a wider access into the replaced rear addition- although not specifically addressed by the Heritage Statement this is likely to affect historic fabric and therefore to be contentious.*
- *The replacement of the existing steel prop to the room north of the principle chimney stack with an oak post may not be contentious but I would like to see a structural report which explains the need for the prop/post, and if an issue is present, confirms that the solution proposed will be appropriate.*
- *At ground floor various works to the flooring are indicated on the proposed plan. More information will be required in respect of these in terms of justification for the works, a detailed description of the nature of the existing flooring, its date and level of interest, and sectional drawings. The impact on the floor structure between ground and basement levels including the impact on the fabric of the ceiling of the basement should be made clear.*
- *The removal of the 1830s rear wing at ground floor (and above) is discussed above, as is the partitioning within the ground floor rear extension to its northern side.*

- *At first floor, the stair to attic level which it is proposed to remove dates from the 17th century (from the Heritage Statement) and is complete. This structure of a high level of interest and its removal will not be acceptable. It should be retained in situ.*
- *The submitted Heritage Statement also refers to the loss of 'the upper part of the chimney flue through the first floor. This does not look to have included the stack and would presumably involve support to the stack somewhere in the eaves line. This would be an immeasurable loss of fabric and, given that this looks to be an early stack and flue and has interrelation with the late crown post roof structure, we would not support this removal.' I am not clear what is referred to here and would welcome clarification on this point. The removal of the added fire surround to the new ensuite/dressing room area is noted and is commented on below.*
- *Also at first floor the proposal includes new partitioning within the existing central bedroom to create an ensuite and walk in wardrobe with new and blocked openings and removal of a built out fireplace, and built in wardrobes in various locations. As for the proposed partitioning at ground floor within the historic core of the building the proposed partitioning at first floor is not discussed in detail within the Heritage Statement but again appears to adversely affect the surviving historic plan of the building. The blocking of doorways would also result in no direct access between the southern and northern ends of the building, which will affect how it reads and will be unacceptable. The loss of the fire surround to the northern side of the principle chimney stack requires further clarification as to the date and level of interest of the fabric affected. The complete blocking of the fireplace opening on this side of the chimney is unlikely to be acceptable as without the surround or fireplace there will be no indication from this northern side of the presence of the chimney, or how these rooms were historically heated. The installation of extensive built in wardrobes and in some cases bathroom fittings such as shower enclosures raises potential issues with impact on/obscuring of underlying historic fabric.*
- *Room 11 at this level is annotated as a 'plant room/airing cupboard'. More information should be provided as to what this means in practice, in particular the nature, positioning and connections of any new plant.*
- *At attic level, the proposed new loft hatch sits in an area just to the north of the principle chimney stack. The submitted heritage statement suggests the survival of 17th century wide plank flooring in this area. More information would be needed regarding the exact location of the proposed hatch and its relationship to this flooring. Any loss of or damage to 17th century fabric, or later fabric of interest, will not be acceptable.*
- *More information including sectional elevations will be required in respect of the new wall at attic level. These drawings should highlight the relationship with the existing historic fabric.*
- *Subject to considerations of detailed design the proposed new vehicle gates are not considered contentious.*

The conservation officer also considered that, the external works to the rear and the proposed new garage, would be detrimental to the settings of the adjacent listed buildings to either side of the site, particularly perhaps Limes Cottage to the south.

Certain aspects of the proposal are not considered contentious such as the proposal to replace the existing non original front door, and repairs to the surround, the replacement of the cementitious render with lime based render, the replacement of windows and rainwater goods, subject to further information on the date and level of interest of each of the windows concerned. The existing staircase between ground and first floor within the rear addition is modern and is not of any special interest and therefore its replacement is considered acceptable in principle, subject to detail of the replacement design and its interaction with the retained fabric. Similarly subject to considerations of detailed design the proposed new vehicle gates in the rear garden are not considered contentious.

Finally, the Conservation Officer has not objected to the relocation of the garage in the rear garden but has objected to the design of the proposed garage, commenting:

The design as shown, in particular the flat roof form, is not sympathetic to the context, either to the setting of the listed building (and adjacent listed buildings) or to the character and appearance of the Conservation Area. I would recommend that the design of the building is amended to a more appropriate hipped or gabled roof which better reflects the predominant roof forms of the surrounding buildings, as well as more traditional facing and roofing materials, and detailing including to the eaves and doors.



JUSTIFICATION
DELEGATED REPORT - APPROVED SCHEME

In light of the above comments, amended plans were provided to address some of the points raised including a reduction in the width and depth of the first floor extension. Following consideration of these, the Conservation Officer has provided the following comments:

Amendments to depth and width of first floor extension.
This aspect of the scheme remains contentious. Unfortunately, although Officers have suggested possible revisions which would address the concerns raised regarding the bulk and form (including the roof form) of the first floor rear addition, which is significantly deeper than the existing extension at this level, these have not been adopted by the applicant and indeed the scheme has reverted to an earlier version with the first floor balcony and privacy screen to the southern side re-instated, adding to the apparent bulk and the undue visual prominence of the extension at this level. For these reasons, this aspect of the proposal is for the reasons previously set out considered to detract from the special architectural and historical interest of the listed building and the character and appearance of this part of the Lindfield Conservation Area.

Amendments to ground floor layout of proposed rear extension.
This aspect of the proposal has not been further amended and as such remains contentious. The proposed partitioning within the ground floor extension adjacent to the northern end of the original rear elevation of the house remains uncomfortably close to this elevation, and detracts from the manner in which this can be appreciated. This is in contrast with the more open layout of the existing extension, which allows one to step back from this elevation and appreciate both the fabric and construction of the historic core of the house, and its original form and footprint. Again, in my opinion this detracts from the special interest of the listed building. Again, suggested amendments to address these concerns have not been fully adopted by the applicant.

Amendments in relation to 1830s rear wing.
No amendments have been made in relation to the proposed work to the fabric of the ground floor of this wing, which it is still proposed to remove almost in its entirety. This is considered to detract from the historic fabric and floorplan of the building, and the narrative of its development over time and how this can be read, and is therefore detrimental to the special interest of the listed building. Although Officers have indicated that a more limited opening up of the ground floor elevations of the wing, guided by a full assessment of the date and level of interest of the affected fabric which it is suggested has been altered in places, might be supported, no further information has been received nor any amendments proposed, and this aspect of the scheme remains unacceptable.

Amendments openings to the west and south sides of the bakehouse.
As previously indicated the scheme has been amended on Officer advice in respect of the proposed alterations to the bakehouse elevations, including new or enlarged openings, which are now considered acceptable subject to detail.

Replacement of the steel prop within the ground floor of the historic core with an oak post, and associated works at basement level.
We have now received the requested further information including a structural report and drawings in connection with these works, which has been seen and commented on by our Building Control team. Further detail would be required by condition if the proposal were recommended for approval, but the principle of this aspect the proposal is not considered contentious.

Works to the flooring at ground floor within the historic core of the building.
In my initial comments in respect of the scheme I noted that: 'At ground floor various works to the flooring are indicated on the proposed plan. More information will be required in respect of these in terms of justification for the works, a detailed description of the nature of the existing flooring, its date and level of interest, and sectional drawings. The impact on the floor structure between ground and basement levels including the impact on the fabric of the ceiling of the basement should be made clear.' This information has not been received- the applicant has referred us back to the information on the ground floor plan as originally submitted, which although it includes a description of the works and indicative proposed sectional detail is not sufficient to establish whether historic fabric will be harmed by the works. In particular, we have no indication of the nature or level of interest of the existing flooring which would be affected by the proposal, which may be of interest, and no detailed existing sections. This aspect of the

proposal therefore has the potential to adversely affect the special interest of the listed building, and is regarded as contentious.

Works at first floor within the historic core of the building.
At first floor concern was previously raised regarding several aspects of the proposal which were considered to adversely affect the special interest of the listed building in terms of its floor plan and fabric. In respect of the blocking of access between the north and south halves of the building, it is noted that the door in question is now marked as retained. This is acceptable, although the door should be retained and locked shut rather than fixed that way- i.e. so that it remains openable. In respect of the other works proposed in the area of the dressing room, we have previously requested further information in respect of the wall which it is now (in the revised scheme) proposed to remove at the western end of the space to open up the existing bathroom as an ensuite WC. This information has not been provided and therefore we are unable to assess whether this aspect of the fabric and floor plan of the building is of interest. It must therefore be assumed that this aspect of the proposal may adversely affect the special interest of the building. The proposed fitted furniture against the north wall of this room is also shown retained despite previous advice that this will obscure and therefore detract from historic fabric. This aspect of the proposal is therefore considered to detract from the special interest of the listed building, as previously noted.

Since these comments were made the applicant has confirmed that the door at first floor within the historic core will be kept locked shut so as to be openable if required. The set of built-in wardrobes have also been omitted from the scheme and an amended plan submitted to show this. Further information on the wall to be removed at first floor in the historic core at the western end of the space, to open up the existing bathroom as an ensuite WC has now been submitted and the conservation Officer now considers that on balance there sufficient information to allow its removal.

The remaining objections of the conservation Officer to the application are noted and it is considered that whilst there will be some benefits from the proposed work in respect of the replacement of the existing rear additions with an improved extension, there will be some limited harms in other areas to the character of the listed building. In terms of the NPPF it is considered that these fall in the category of less than substantial. The NPPF requires a balance to be struck between this less than substantial harm and the public benefits of the proposal. In carrying out this balancing exercise, the less than substantial harm must be afforded significant weight in order to reflect the statutory position that the preservation of listed buildings is desirable.

One of the main area of concerns of the Conservation Officer are the alterations at the rear, although it is recognised that the existing ad hoc development has resulted in a collection of unsympathetic alterations to the detriment of the listed building. The proposals would remove these extensions and replace them with a two storey extension that does provide a more cohesive appearance to the rear of the building. This is considered to be a public benefit as it will improve the listed building compared to its current appearance.

One of the other main concerns of the Conservation Officer is the proposal to form an open plan layout within the 1830's rear wing at ground floor with the removal of most of the walls, as it is considered that this will detract from the historic fabric and floorplan of the building. While it would be preferable for the original layout to remain, this aspect of the proposal has again to be weighed against the overall benefits that the whole of the proposals will bring to the listed building. In addition, these alterations are not in the historic 15th century of the building but within the later addition, albeit the 1830's section, of the building. The alterations to the ground floor will allow the residential use of the building to continue in a more contemporary style. For these reasons this aspect of the proposal is considered acceptable.

While the Conservation Officer also considers that the design of the garage could benefit from a more traditional hipped or gabled roof which better reflects the predominant roof forms of the surrounding buildings, given the proximity to the joint boundary any increase in mass has implications regarding the impact on residential amenity. Furthermore, the garage is set some distance from the main dwelling with screening in the form of a band of mature vegetation to the south of the garage that would effectively divide the garden of the house from the garage and driveway. For these reasons it is considered that the design of the garage in this case is acceptable and the character of the Conservation Area would be conserved.



JUSTIFICATION

DELEGATED REPORT - APPROVED SCHEME

There are other areas of the works proposed where the Conservation Office requires further information such as the works to the flooring at ground floor within the historic core of the building and it is considered that these can be resolved by conditions. In the case of the flooring, the applicant has also requested that as it will require excavation to establish the nature of the existing flooring, that these works can be conditioned. It is considered that this is acceptable and a suitable condition forms part of the recommendation.

The amended plans have addressed some of the original concerns of the Conservation Officer in regard to the impact on the listed building and the setting of the adjoining listed buildings and the conservation area. It is clear that the building has suffered from neglect over the years and the application offers an opportunity for improvements and extensive refurbishment works that will preserve the future of this listed building. In view of this it is considered that overall, the scheme is in partial but not full compliance with policy DP34 in the District Plan. There would be some less than substantial harm, which must be afforded significant weight in the planning balance. However in this case it is considered that the public benefits of the scheme, including the improvement to the external appearance of the listed building, outweigh these harms. The replacement garage and external change to the listed building would preserve the character of the Conservation Area, meeting the aims of policy DP35

Neighbouring Amenity

Policy DP26 of the District Plan relates to character and design of proposals. Within this there is a requirement that proposals do *'not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution'*.

Initially officers had concerns regarding the first-floor extension and the potential for it to have a detrimental impact on the outlook of the adjoining property to the south, no.105 High Street, as the first floor projected out further than the existing and it was to extend almost to the boundary. However, the amended plans include a reduction in the width of the extension at first floor by moving it away from the boundary to the south by some 3.5m and it is now considered that there would not be a significant impact on no.105 High Street in regard to loss of outlook.

Due to the orientation, and distance between the main properties, it is considered that the proposed extension would not result in a loss of light or an overbearing nature to the neighbouring amenities. It is noted that while the first floor would extend further than the existing first floor, the ground floor extension would be set further back than the existing extensions at ground floor. Therefore, the ground floor extension is not considered to raise any issues regarding impact on adjoining properties.

The new garage would be located in the rear garden alongside the northern boundary with 109 High Street, set some 1.5m from the boundary, where there is mature vegetation and a brick wall. Given the flat roof structure and orientation of the garage it is considered that that there would not be a significant impact on the adjoining property.

The proposal is thereby considered to comply with Policy DP26 in relation to the residential amenities.

PLANNING BALANCE AND CONCLUSION

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF.

The proposed works are overall considered to be of a design and scale sensitive to the character of the dwelling. There would be some limited harm to the listed building and therefore there would not be full compliance with policy DP34 in the District Plan. However there would also be improvements to the character of the listed building arising from the replacement of the poor quality rear extension. The harm

to the listed building falls in to the category of less than substantial as defined in the NPPF and therefore a balance must be struck between this harm (which should be afforded significant weight) and the public benefits of the proposal. In this case it is considered the benefits of the removal of the poor quality rear addition outweighs the harms.

The proposal would also conserve the character of the Lindfield Conservation Area. In addition, the proposal is not considered to cause detriment to the amenities of the nearby residential neighbouring occupiers. The application therefore complies with Policies DP26 and DP35 of the District Plan, the design principles of the adopted Mid Sussex Design Guide, as well as the requirements of both the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Decision: Permission

Case Officer: Susan Dubberley





Studio Kyson
28 Scrutton Street
London
EC2A 4RP

020 7247 2462
www.kyson.co.uk

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