

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 23 September 2025 13:36:25 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: RE: 17a High Street, Cuckfield DM/25/1610

Hi Stefan

Further comments on the above planning application.

I understand that we have now received a supporting statement addressing viability issues with respect to the reduced size of the retail unit, and that you are unconvinced that this is enough to demonstrate that shop unit would remain viable if the proposal was implemented. On that basis, and as per my previous comments I would be concerned that the proposal would potentially result, in the longer term, in the loss of the existing shop at 17a High Street, which would be detrimental both to the special interest of the listed building, as a purpose built shop, and to the character of this part of the Conservation Area which is the historic commercial heart of the village. For these reasons I would consider these applications to be contrary to the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF, I would place the harm caused in both cases as less than substantial, at around the mid-range of that scale.

Thanks,

Emily

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

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

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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 August 2025 16:56
To: Stefan Galyas <Stefan.Galyas@midsussex.gov.uk>
Subject: 17a High Street, Cuckfield DM/25/1610

Hi Stefan

Comments on the above planning application.

17a High Street is Grade II listed building, with its attached neighbour no. 18, a pair of purpose-built shops dating from 1871 and located in a prominent position on Cuckfield High Street within the Conservation Area.

The current proposal is for the change of use of the rear part of the existing shop to residential, with associated physical alterations to the internal layout, comprising infilling of an opening between the front and rear 'rooms' of the shop, and re-opening of an existing door opening between the rear room and the adjacent hallway.

I note that this application does not appear to be accompanied by a listed building consent application- the works will affect the special interest of the listed building due to the impact on plan form and fabric. In my opinion, it would be inappropriate to consider this application in the absence of a parallel listed building consent, as the change of use would appear to depend on these physical alterations.

In terms of the principle of the change of use, I would be concerned that the significant reduction in the already modest floor area of the retail unit may adversely affect its viability. Given that the building is a purpose-built shop, the continuing retail use of the ground floor building contributes positively to its special interest, and a proposal which may jeopardise this would not be supported. The potential loss of a shop unit at this central location on Cuckfield High Street would also be harmful to the character and appearance of the Conservation Area. I would therefore recommend that the applicant is asked to provide evidence to demonstrate that the loss of the rear part of the shop will not have this potential effect.

With respect to the physical alterations to the building, these should be considered as part of the assessment of the listed building consent application, when received.

Thanks,

Emily

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