
From: Emily Wade
Sent: 12 June 2023 13:56
To: Deborah Lynn
Subject: DM/22/1778 and 1780 81 High Street, EG

Hi Debbie

Further comments on the above planning and listed building consent applications following the receipt of further information, specifically a heritage statement. Please read these in conjunction with my earlier comments on the proposal.

We have now received a slightly more detailed heritage statement and internal photographs of the affected areas of the listed building. The heritage statement suggests that the building has several phases of development, with the area affected by the current proposal dating partly from the 19th century and partly the 17th, the latter being a partial survival of a non-domestic timber framed structure which has been incorporated into the later building.

In light of this further information I have the following comments on the proposed works in association with the partial conversion of the building to residential use.

In respect of the impact on the listed building, the proposed works at ground floor do not appear to adversely affect fabric or plan form of interest. At first floor, I have some concerns regarding the proposed ensuite, which will intrude into what appears to be the original plan and proportions of this rear room, which is within the earlier, 17th century portion of the building. It will also enclose and conceal from view surviving framing to the western side of the building, as well as separating the window in this position from the main volume of the room. Whilst the heritage statement does not comment in any detail on the impact of these works (or indeed on the significance of the existing room plan and fabric), on the basis of the limited information which is available I consider that this aspect of the proposal will detract from the special interest of the listed building, causing a degree of less than substantial harm, contrary to the requirements of District Plan Policy DP34 and such that paragraph 202 of the NPPF will apply.

In terms of the impact on the Conservation Area the proposal is not considered contentious, provided that we are confident that the loss of part of the commercial space will not affect the viability of the commercial unit, which contributes to the varied and vital character of the High Street. No external changes are proposed to the building which would affect the appearance of the Area. With the above caveat the proposal is therefore considered to meet the requirements of District Plan Policy DP35.

If the application is recommended for approval details should be provided of the bin/cycle store noted on the proposed plan at the rear of the building, both in terms of its size, form and appearance and its position in relation to the building including existing features such as windows and surviving timber framing.

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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