

Planning Statement

Property: Bagpith's Cottage, Haywards Heath Road, Balcombe (Grade II Listed)

Applicant: Scott Childs

Application Type: Listed Building Consent

Date: Friday 24th October 2025

1. Introduction

This Planning Statement accompanies an application for Listed Building Consent for a series of internal works at Bagpith's Cottage, a Grade II listed building.

The proposals comprise:

- Installation of a timber stud wall in the ground-floor dining room to create a small study.
- Investigation and potential reinstatement of a fireplace/log burner in the front lounge.

The works have been designed to be sensitive, proportionate, and fully reversible, ensuring the preservation of the building's architectural and historic significance in line with statutory requirements and relevant planning policy.

2. Legislative and Policy Context

Planning (Listed Buildings and Conservation Areas) Act 1990

- **Section 16(2):** Requires that special regard be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.
- **Section 66(1):** The decision-maker must have special regard to preserving the setting of a listed building.

National Planning Policy Framework (NPPF) (2023)

- **Paragraph 199:** Great weight should be given to the conservation of heritage assets, irrespective of the level of harm.
- **Paragraph 200:** Any harm to significance must be clearly and convincingly justified.

- **Paragraph 206:** Opportunities should be taken to enhance or better reveal the significance of heritage assets where possible.

Mid Sussex District Plan (Adopted 2018) – Relevant Policies

- **DP34:** Listed Buildings and Other Heritage Assets
- **DP26:** Character and Design

These policies collectively require that proposed works preserve or enhance the special architectural or historic interest of listed buildings and ensure high-quality, contextually appropriate design.

3. Assessment Against Policy

Heritage Considerations

- The proposed stud wall is a lightweight, reversible alteration that introduces no harm to the historic fabric or structural form of the building. It avoids interference with original timbers or framing and is finished in materials consistent with the interior.
- The fireplace reinstatement will involve careful investigation of the existing chimney breast and the potential restoration of a historic feature concealed by later works. If evidence supports reinstatement, it will be undertaken using conservation-led methods.
- Both interventions are fully reversible and designed to enhance the building's continued use and enjoyment while preserving its historic character.
- The works align with NPPF Paragraph 206, as they present an opportunity to better reveal the building's heritage significance through sensitive reinstatement of original features.

Design and Character

- The internal works respect the scale, proportions, and traditional detailing of the listed building.
- No external alterations are proposed, ensuring that the visual appearance and setting of the heritage asset remain entirely unaffected.
- The proposals reflect a conservation-led design approach, balancing functional needs with preservation of historic integrity.

Justification of Need

- The modest internal adaptation enables the property to meet modern family requirements — particularly by providing a dedicated home office space — while maintaining the property's historic plan form and character.
- The potential reinstatement of the fireplace/log burner restores an element likely original to the building, enhancing both the aesthetic and historic authenticity of the principal living space.

4. Conclusion

The proposed internal works at Bagpith's Cottage are minor, sympathetic, and fully reversible. They have been designed in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2023), and relevant policies of the Mid Sussex District Plan (2018).

The interventions will preserve and enhance the special architectural and historic interest of the listed building while meeting the practical needs of its occupants.

It is therefore considered that the proposals fully accord with local and national planning policy, and that Listed Building Consent should be granted.