

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 15 April 2026 16:47:17 UTC+01:00
To: "Jessica Szollosi" <Jessica.Szollosi@midsussex.gov.uk>
Subject: Peake House, Lewes Road, Lindfield DM/26/0287

Hi Jessica

Comments on the above planning application.

The application site is an unlisted building located within the Lindfield Conservation Area, which is covered by an Article 4 Direction. The building appears to date from the 19th century, but has been altered, for example by the introduction of a shop frontage at ground floor. It makes in my opinion a neutral contribution to the character and appearance of the Area.

The current proposal, which is retrospective, relates to the ground floor frontage of the building and is for the replacement of the previously present timber framed windows and doors with timber-effect uPVC framed units.

In my opinion, the proposal is unfortunately contentious in principle. uPVC is not a material which would be considered acceptable for use in a Conservation Area context, particularly on a traditional building in a relatively prominent position. The Article 4 Direction imposed on the entirety of the Lindfield Conservation Area was put in place partly to ensure that replacement windows and doors to elevations fronting onto a highway are appropriate in their design and material. Although the material is this instance wood-grained, it is clearly uPVC, particularly on close inspection, which in this instance is readily available as the frontage of the building is directly adjacent to the rear of the pavement. This detracts from the appearance of the shop frontage and of the wider Conservation Area.

District Plan Policy DP35 relates to Conservation Areas and requires that development within an Area should preserve or enhance its character and appearance. In my opinion the current proposal fails to meet this requirement and is therefore contrary to the policy. In terms of the NPPF, it results in less than substantial harm to the Conservation Area, at the low-mid range of the scale, which stands under paragraph 215 to be weighed against the public benefits, if any, of the works.

I would recommend that the windows and doors are removed and replaced with appropriate timber-framed alternatives.

The applicant has suggested a number of precedents for the current proposal. Although all applications must be considered on their own merits, I will respond briefly to these here:

- Linden Chalet, Lewes Rd – Whilst the street-facing windows to this property do appear to be uPVC I can find no record of planning permission for their installation.
- Lindfield Motors, Lewes Rd- as noted by the applicant, this site is not within the Conservation Area.
- First floor, Peake House – Again although the windows to the flat above the application site do appear to be uPVC there is no recent record of planning permission for their installation.
- Free Church and The Manse, Challoner Road – Again, there is no specific record which I can find of planning permission for the installation of uPVC windows. A 2016 permission relating to a porch extension to the Church notes the existing windows to be timber, and a condition on that permission requires the new windows to the porch to be to match.
- 2 Frederick Cottages, Lewes Rd – I can find no record of planning permission for replacement windows to this property.
- Masters Undertakers, Lewes Rd – Again, no apparent recent planning permissions have been granted for replacement windows to this property.
- King Edward Hall, High Street. This is a community hall dating from the early 20th century in a loosely Arts and Crafts style. The replacement of the previously present timber framed Georgian casement windows with aluminium framed casements of a similar design was accomplished in stages, most recently by a planning permission dated 2019. Given the date and architectural style of the building, which is clearly very different from the application site, this was not considered inappropriate.
- No 31 – A full address for this site is not provided.
- Co-op, High Street. I assume this refers to the shopfront? Although I cannot find any recent record of planning permission for its replacement, the Co-op building clearly dates from the mid-late 20th century and as such aluminium framed shop windows of an appropriate design would be unlikely to be considered contentious.

In summary, I do not consider that any of these examples provide a relevant precedent for the retention of uPVC windows at the application site.

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>

Emily Wade Ma MSc
 Conservation Officer
 Planning Services
 Tel: +44 (0)1444 477385

emily.wade@midsussex.gov.uk

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

The
Electoral
Commission



No ID? You can apply for free voter ID

Find out more at

electoralcommission.org.uk/voterID

or call 0800 328 0280