

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 21 August 2025 11:11:17 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/25/1884 Abbots Pharmacy, 83 High Street, Lindfield

Hi Catherine

Comments on the above planning application.

83 High Street is one half of an unlisted building in a prominent position on Lindfield High Street, within the Conservation Area. The building, which has a symmetrical composition with twin gables addressing the High Street, dates from the 19th century, and retains a number of period features including sash windows and what appears to be an early 20th century shopfront. Adjacent to the site to the north is the Manor House, a II* listed building. The associated separately Grade II listed red brick gazebo which sits on the High Street frontage of the house is attached to the northern side elevation of no. 83.

The current proposal is for a variety of works to the building, including repairs to the façade including repair and redecoration of timber joinery, replacement lead roofing to the canopy above the shopfront, like-for-like replacement of timber cladding above the bay window at first floor, and like-for-like replacement of rainwater goods. To the rear elevation repairs to a dormer window and like-for-like replacement of an existing soil vent pipe are also proposed. To the roof of the building repairs to the existing covering including replacement of missing tiles are proposed. These works are not considered contentious.

The proposal also includes other works applying to the building as a whole, including cleaning and repointing of brickwork, and works to the existing windows:

- The proposed cleaning of brickwork is not considered contentious in principle, but details of the proposed method should be submitted, as some methods (such as sand blasting) can be abrasive and damaging to historic masonry. The repointing is likewise not contentious, subject to detail.
- To the existing windows, it is proposed as a first alternative to repair and introduce slim-line double glazing within the existing, retained sash and casement frames. The submitted DAS and Heritage Statement makes it clear that functional glazing bars would be retained. This is not considered contentious. However, the DAS also mentions that if windows are found to be beyond repair, replacements would be introduced (8.4). Whilst again I would not consider this contentious where existing windows cannot be retained, I am not sure how in procedural terms an application can be determined with this lack of certainty as to the works which are to take place? A more detailed condition survey at this stage may be required, so that the drawings and supporting information can be revised to indicate which windows can be retained and which will be replaced. I would however be guided by you as Case Officer on this point.

Within the rear garden of the property, similar repairs, and alterations to the existing windows are proposed to two existing brick-built outbuildings. To one building, which has a mono-pitch asbestos roof, it is proposed to replace the asbestos sheeting with dark coloured profiled metal sheeting. This work is not considered contentious.

It is also proposed to repair and rebuild an existing partly collapsed brick boundary wall, which is welcomed, and to remove a dilapidated timber outbuilding, which is not considered contentious.

In summary, the principle of the works is not considered contentious, and the sympathetic repair of the main building, outbuildings to the rear and boundary wall is welcomed. However, further information is required in respect of the method of brick-cleaning, as well potentially as clarity with respect to the extent of the potential replacement of windows proposed.

Subject to the above the proposal is considered to preserve the character and appearance of the Conservation Area, and the setting of the Manor House, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

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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