

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 10 March 2025 09:36:39 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: FW: DM/25/0041 and 0042 The Old Bakery, High Street, Lindfield - Removal of paint

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 February 2025 09:17
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/0041 and 0042 The Old Bakery, High Street, Lindfield - Removal of paint.

Hi Katherine

Comments on the above planning and listed building consent applications.

The Old Bakery is a Grade II* listed building located within the Lindfield Conservation Area. The property has a complex recent planning history, but planning and listed building consent have been granted for various internal and external works to the building, including works to the façade facing over Lindfield High Street. The current proposal is for the retention of unauthorised work to remove the painted finish to the brickwork below the shop window to the northern cross wing of the building.

The proposal relates to the street facing elevation of the building, and specifically to the area below the shopfront window to the northern cross wing. The previous paint finish has been stripped back, exposing the brickwork beneath. The current application is for the retention of this work. The applicant has offered three justifications for this:

1. Leaving the brickwork exposed will, they argue, improve the breathability of the fabric and aid with alleviating damp conditions in the adjacent cellar.
2. A reinstated paint finish would be exposed to wear and tear based on its location adjacent to the pavement.
3. Leaving the brickwork exposed allows phases of alterations to the area to be appreciated- the 18th or 19th century origin of the plinth, and the later work to block a window to the cellar.

To respond to these points in turn:

1. I am not convinced that removing paint from the external surface of the brickwork concerned will make a significant difference any issues with damp which the cellar is experiencing, particularly given the ready availability of breathable paints. We have no evidence before us, such as a statement from a damp specialist with experience of dealing with historic buildings, to support this assertion, and as such, it can be given only very limited weight.
2. Whilst it is likely that reinstated paintwork would require periodic cleaning or refreshing given its location adjacent to the pavement, there are numerous other buildings along Lindfield High Street which also have painted facades fronting straight onto the pavement, to which the same consideration must apply. In addition, any facing material in this location is likely to require maintenance. This in itself is not in my opinion a convincing argument. If the applicant is particularly concerned in this respect they could consider the introduction of a band of darker paintwork in an appropriate colour across

the base of this part of the elevation, such as is present to several other buildings on the High Street, which would help to reduce the visibility of splash marks etc.

3. Whilst this is true, it also exposes brickwork to view which it seems likely was not intended to be exposed. We have no evidence before us that the brick plinth was originally left unpainted, and given that the remainder of the façade has been rendered and painted for many years it seems unlikely that just this one area would have been left as brickwork, especially given the somewhat unsightly alterations which have taken place. In my opinion, the exposed plinth looks out of place within the façade as a whole, and detracts from the appearance of the building's frontage.

For these reasons in my opinion the proposal to retain the brickwork in its exposed condition will detract from the special interest of the listed building, and from the character and appearance of the Lindfield Conservation Area. This will be contrary to the requirements of District Plan Policies DP34 and DP35, and will in terms of the NPPF result in less than substantial harm in both cases, such that paragraph 215 of the NPPF will apply.

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>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280