

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 31 January 2025 09:08:32 UTC+00:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: RE: DM/24/2872 White Harte Inn, South Street, Cuckfield

Hi Cathy

Further comments on the above application following the receipt of further information including an expanded Heritage Statement which includes commentary on the date of the fabric to the part of the roof structure affected by the proposed new rooflights.

This heritage statement suggests that the main roof structure of the building, including the rear roof slope affected by the current proposal, dates from the 17th century, and that although recovered in the later 20th or thereabouts, the timber frame beneath appears to be original. The proposed installation of three rooflights involves cutting out sections of original rafter in each case, totalling (it is estimated) about 5 metres of original timber.

Both the form and fabric of the timber framing will contribute very significantly to the special architectural interest of the listed building. In this context, in my opinion, the proposed loss of original fabric from the frame of the building will have a detrimental impact on this special interest. The adverse impact on the integrity and completeness of the original frame will also be a consideration (notwithstanding that it is noted that there will be no adverse structural impact).

Furthermore, the uninterrupted sweep of the rear catslide roof slope to the building is a prominent and attractive feature in views from the rear from the direction of the church lych gate. The introduction of the proposed three rooflights will have a small but negative impact on these views, in introducing an element of visual clutter to the roof. This will exacerbate the harm caused by the impact on the historic roof structure.

The proposal is therefore in my opinion harmful to the special interest of the listed building, and the positive contribution which it makes to the character and appearance of the Cuckfield Conservation Area. This will be contrary to the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF, the proposal will result in less than substantial harm to both affected assets, at the mid range of that scale in relation to the listed building, and at the lower end with respect to the Conservation Area.

An alternative proposal to set a smaller number of smaller (narrower) rooflights between the existing rafters, with no associated loss of historic fabric, might be more favourably viewed.

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.
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From: Emily Wade
Sent: 16 December 2024 11:19
To: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/24/2872 White Harte Inn, South Street, Cuckfield

Hi Cathy

Initial comments on the above listed building consent application.

The application site, the White Harte Inn, is a Grade II listed building dating originally (from the list description) from the 17th century, with an extension dating from 1881, and later 20th century alterations. The building is located in a prominent position within the Cuckfield Conservation Area, at the south western entrance to the village and Conservation Area along South Street. The adjacent buildings to the north and south along South Street are also Grade II listed. The rear of the building is also relatively prominent in views looking westwards from Holy Trinity Church, which is Grade I listed, and its churchyard, which includes a number of listed tombs, and a pair of Grade II listed lych gates, including one at the western entrance to the yard, opening onto Church Platt, a back road which runs past the rear of the Inn towards South Street. The Old School just to the north of the church is also Grade II listed.

The current proposal is for the introduction of 3 conservation style rooflights to the rear roof slope of the building. Unfortunately, the information currently in front of us is not sufficient to allow a fully informed consideration of the potential impact of the proposal on the special interest of the listed building:

- The plans do not make clear the extent of the impact on the existing roof fabric - although the submitted drawing 'Conservation Rooflight Joinery Details' suggests that rafters will need to be cut, it is not clear whether this is the case in terms of all three rooflights, or whether in all cases it would be just one or more rafters which would be affected. Furthermore, as noted below, these plans do not allow any assessment of the date or level of interest of the fabric affected.
- The submitted heritage statement is inadequate, in that it does not address the date or level of interest of the roof structure to the building, and in particular does not consider

the direct impact on the rafters which it is apparently proposed to cut to allow for the installation of the rooflights. The statement should therefore be revised and expanded, based on a targeted historic building survey carried out by an appropriately qualified and experienced historic building archaeologist. Following receipt of this information, we may need to make a further site visit to look at the interior of the roof/roof structure.

- Can the applicant please also clarify what if any associated changes to the use of the affected spaces/rooms within the roof are proposed, and in particular whether any associated works are proposed internally, e.g. changes to partitions or room layout, new insulation, floor coverings etc.

Thanks,

Emily

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