

Planning Statement

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

Applicant: Scott Childs

Application Type: Listed Building Consent & Associated Planning Permission

1. Introduction

This Planning Statement accompanies an application for Listed Building Consent and planning permission for a series of internal and external works at Bagpith's Cottage. The proposals include:

- Internal stud wall in the dining room to create a small study, with a sash window to match existing fenestration.
- Demolition of a detached, rotten shed and construction of a replacement shed.
- Replacement of cracked concrete patio with sympathetic slab paving.
- Investigation and potential reinstatement of a fireplace/log burner in the front lounge.

The works have been designed to be sensitive, largely reversible, and sympathetic to the architectural and historic significance of the property, in line with statutory requirements and relevant planning policies.

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 require clear and convincing justification.
- Paragraph 206: Opportunities should be taken to enhance or better reveal significance where possible.

Mid Sussex District Plan (Adopted 2018) – Relevant Policies:

- **DP34:** Listed Buildings and Other Heritage Assets
 - **DP26:** Character and Design
 - **DP37:** Trees, Woodland, and Hedgerows (where relevant to garden works)
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3. Assessment Against Policy

Heritage Considerations

- The internal stud wall is reversible, avoids interference with historic timber framing, and maintains historic character through sympathetic detailing (matching sash window).
- Removal of the shed has no adverse impact on the listed building as it is a non-original, deteriorated structure outside the curtilage.
- Replacement of the patio will improve the immediate setting with more sympathetic materials.
- Fireplace reinstatement could enhance historic authenticity if original features are revealed, aligning with NPPF para. 206.

Design and Character

- Works respect the scale, proportions, and detailing of the listed building.
- External alterations are minimal and will be executed in materials and finishes consistent with the heritage context.

Justification of Need

- Adaptations enable the property to meet the needs of a growing family, including provision of a home office and nursery, without compromising heritage value.

4. Conclusion

The proposed works are modest, well-justified, and have been designed in accordance with statutory requirements, national policy, and local planning policy. They preserve the special architectural and historic interest of Bagpith's Cottage while meeting modern living requirements.

Listed Building Consent and associated planning permission should therefore be granted.