



LONDON OFFICE

Ms Rachel Richardson
Mid-Sussex Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Direct Dial: 0207 973 3627

Our ref: P01607057; L01607056

12th June 2026

Dear Ms Richardson

**Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**MARSHALLS, HIGH STREET, CUCKFIELD, HAYWARDS HEATH, WEST
SUSSEX RH17 5EL**

Application Nos DM/26/0901; DM/26/0907

Thank you for your letter of 1st June 2026 regarding provision of additional information and amendments in relation to the above planning permission and listed building consent applications. On the basis of this information, we offer the following advice to assist your authority in determining the applications.

Background

On 30th April 2026, Historic England provided written advice on the original submission, which sought variation of Condition 2 to permit internal amendments to the approved plans for the main house, alongside the discharge of Conditions 4 and 5 attached to planning permission and listed building consent DM/23/0110 and DM/23/0111.

At that stage, we requested further information regarding the age, historic fabric, and significance of the elements proposed for removal. These included an existing post and a section of wall along the rear elevation of the main house, as well as several ceilings at both ground- and first-floor levels. This information was required to enable a thorough assessment of the impact of the proposed works on the significance of the listed building.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk

In addition, the revised proposal included the replacement of the existing window joinery to both dormers at first-floor level on the west elevation. This represented a departure from the previously consented scheme, in which the retained traditional joinery to the left-hand mansard window was intended to inform the design of the reinstated joinery to the adjacent mansard. Further information was therefore required to understand the impact of this change.

Historic England's Updated Position

The submitted Addendum 1 (dated 13th May 2026) to the Heritage Impact Assessment (Revision 2, dated 17 May 2023) provides the necessary clarification regarding the origin of the elements proposed for removal.

It confirms that the relevant portion of brick walling to the rear of the outshot is of modern construction, most likely dating from no earlier than the mid-20th century. Similarly, the single timber post was installed in the 1980s/90s to support an opening within the enlarged kitchen area. On this basis, the removal of these elements does not appear to raise heritage concerns.

However, we concur with the Addendum's conclusion that the method of structural support to replace the post should be carefully considered prior to the granting of consent and appropriately secured as part of that consent.

With regard to the ceilings previously proposed for removal, this element of the scheme has now been omitted to avoid harm to the building's significance, following their identification as historic fabric.

In relation to the proposed replacement of the rear mansard windows, the Addendum confirms that the existing joinery is of relatively modern date. As such, the proposed works would not result in loss of historic fabric, while delivering a cohesive appearance.

Recommendation

Historic England has no objection to the application on heritage grounds, subject to addressing the structural matter identified in our advice.

Your authority should take these representations into account when determining the application. If there are any material changes to the proposals, or you require further advice, please contact us.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



Yours sincerely

Luciana Gallo

Luciana Gallo RIBA PhD FSA

Assistant Inspector of Historic Buildings and Areas

London and South-East Regions Group

M: 07384 826 458



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700

HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.