



LONDON OFFICE

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

Direct Dial: 0207 973 3627

Our ref: P01607101; L01607099

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/26/0922; DM/26/0937**

Thank you for your letter of 1st June 2026 regarding amendments and further information relating to the original planning 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

Historic England provided written advice to the original applications on 30th April 2026. In that letter, we noted that while the majority of the proposed works would support the building's long-term conservation, concerns remained regarding the proposed replacement extension on the south side.

Although the principle of the extension was not opposed, its design and detailing were not considered to respond appropriately to the character and historic configuration of the listed building. As such, the proposal was assessed as causing some degree of 'less than substantial' harm. A design revision was therefore recommended to achieve a more contextually appropriate outcome.

In addition, we requested the submission of a detailed schedule of window repairs and replacements to enable a full assessment of the extent of intervention and its potential impact on the building's significance.



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Historic England's Position on the Amended Proposals

The scheme has been revised through the omission of the previously proposed brick pseudo-garden wall on the west elevation and replacement of the flat roof over the new single-storey extension with a traditional clay-tiled pitched roof.

These amendments represent a more contextual response to the character and historic configuration of the listed building. They therefore reduce the level of harm previously identified, which had been assessed as 'less than substantial', in NPPF terms, and falling within the lower end of that spectrum.

However, the detailing of the proposed windows and doors would benefit from further refinement to ensure that they sit more comfortably alongside the grade II* listed building.

The applicant has also submitted a written and photographic schedule identifying all windows proposed for repair or replacement. The initial submission indicated that a number of windows were beyond economic or practical repair and proposed their replacement with exact replicas. The current schedule instead proposes splice repairs to decayed elements, with replacement limited to two modern windows at first-floor level to the rear. On this basis, the approach is considered acceptable.

Recommendation

Historic England has no objection to the application on heritage grounds. However, we recommend further refinement of the fenestration detailing of the proposed extension, in accordance with the advice set out above.

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.

Yours sincerely

Luciana Gallo

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