

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0270	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed restorations, revision of outbuilding, insulation, new consumer unit, removal of modern wall, addition of shower room and minor reconfigurations.		
Site:	The Toll House, 56 High Street, Lindfield, Haywards Heath, West Sussex, RH16 2HL, ,		
Validation Date	10 Feb 2025	Overall Expiry Date:	9 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 May 2025
Target Date:	7 Apr 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	20 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0270

**The Toll House, 56 High Street, Lindfield, Haywards Heath, West Sussex, RH16 2HL,
Proposed restorations, revision of outbuilding, insulation, new consumer unit, removal of
modern wall, addition of shower room and minor reconfigurations.
Mr Jonathon Perez**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer:

Toll House is a Grade II listed building located in a prominent position on Lindfield High Street. The building originally dates from the C15th - 16th, possibly constructed as a cross wing to a larger medieval house sited to the south, which was later replaced. It was extended to its west, street facing elevation c.1630, at which time a substantial chimney stack was also added to the rear of the building. A lean-to addition was made to the rear of the building during the C18th. The building was used as a toll house between 1803 and 1884, in association with toll gates placed across the adjacent road. The property has a rear yard which is partly occupied by a range of outbuildings along its southern edge, which are suggested to date from the first half of the C20th, replacing earlier structures in this position.

The current applications follow on from refusal of planning and listed building consent for works including the reconfiguration of the rear ground floor layout, other internal alterations including installation of insulation and restoration of the main fireplace, and external works including removal of part of the existing rear addition and construction of a single storey rear extension, a new porch to the side of the building, rebuilding of a party boundary wall, and a new front boundary fence and gate. Subsequent appeals were dismissed.

The current proposal attempts to address the contentious aspects of the previous applications. The works now proposed include:

Externally:

- Removal and replacement of the outbuildings to the rear with a single storey extension with a glazed link to the house;
- Reinstatement of a fence and gates to the front of the property;
- Reinstatement of the cellar window to the side elevation;
- Replacement of the existing window to the front gable at attic level;
- Removal of lettering from the front elevation;
- Replacement of guttering;
- Timber frame repairs;
- New rooflight to the side roof slope;
- Repair and rebuilding of the northern side boundary party wall;
- Relaying of the brick path to the side of the house.

Internally:

- Installation of internal insulation to some external walls;
- Reconfiguration of the layout at ground and first floors;
- Reconfiguration of staircase and creation of a shower room at second floor; and
- Replacement of modern floor finishes.
- Reinstatement of a fireplace to the ground floor front room.

To consider these works in turn:

Externally:

- The existing outbuildings are suggested to date from the first half of the 20th century. In dismissing the previous appeals on the site, the Inspector concluded that their removal would result in only minor harm to the special interest of the listed building. In this context, the principle of their demolition and replacement is considered potentially acceptable, subject to the quality of the design of the replacement structure. As shown, the extension would take the form of a brick built annexe under a monopitch roof forming a lean-to resting against the retained high brick southern boundary wall. This annexe would have large metal framed doors and windows to both western and northern elevations, large rooflights to the slate roof, and would be attached to the house by a fully glazed link. The existing lean-to to the rear of the house itself, which is partly 18th or 19th century in date, would be partly retained, with the fabric to be removed identified as dating from the 20th century. Large rooflights would be included within the roof of this addition.

On the basis of the Inspector's comments, the principle of the demolition and rebuilding of the existing outbuildings is considered difficult to resist. It is noted that the existing lean-to, which is of more interest, is to be partially retained. This is also considered acceptable, although see below re. the rooflights to the lean-to roof.

The proposed replacement rear annexe/outbuilding retains a similar monopitch lean-to roof set against the party boundary wall to the existing structure, but is slightly wider in footprint. It is however set off the rear of the house by a fully glazed link. On balance, this is considered acceptable, as the extension has a similar relationship to the house and in particular the 17th century chimney stack as the existing situation. As noted with previous applications, the submitted elevations are quite basically represented and are lacking in detail. Conditions are recommended to require the submission of further detailed plans.

I would also note that the rooflights to the roof slope of the existing, retained lean-to appear over scaled - notwithstanding that this fabric is suggested to date from the 20th Century I would suggest that they should be reduced in size in terms of both their width and their depth so that they are more subordinate to the existing solid roof of the structure.

- The proposed new fence to the front of the building is sympathetic to the context and is not considered contentious.
- The reinstatement of the cellar window in an existing opening is not considered contentious subject to detail.
- The proposed replacement window at attic level is not considered contentious subject to detail.
- The removal of the lettering to the front elevation is not considered contentious and should enhance the appearance of this part of the building.
- The proposed replacement rain water pipework includes faux 'cast iron' uPVC guttering, which would not normally be considered acceptable in the context of a listed building within a Conservation Area, however in this instance plastic guttering is already in place. On balance, this aspect of the proposal is therefore considered acceptable.
- Repairs are proposed to the timber framing to the side elevation of the building. While this is not considered contentious in principle, further information on the nature and extent of the repairs would be required, which could be requested by condition.
- The new rooflight to the side roofslope appears somewhat incongruous in this currently unbroken roof slope. We also have no information in front of us regarding the impact on the historic fabric of the roof. I would recommend that this aspect of the proposal is omitted.
- The proposed rebuilding of the brick wall is justified by a structural report which confirms the poor condition of the existing wall. The proposal is to rebuild the wall on a more or less like-for-like basis, saving the inclusion of weep holes and a differing corner detail, which are not considered contentious, although I do have a query stemming from the structural report. This states that to be structurally sound the wall can be reconstructed in the same manner as existing (i.e. a single brick in thickness) to a height of 1.35m, which is the height of the majority of the existing wall. However the front portion of the wall, adjacent to the High Street, is 2.05m high, and the plans suggest that the proposal is to also reconstruct this section to its existing height. Can the applicant please confirm that this is also a structurally sound detail?

- The proposal to lift and reinstate the brick pathway to the side of the house is not considered contentious.

Internally:

- Although the internal insulation was not considered contentious in principle, the level of detail provided with the previous applications was insufficient and was a reason for refusal. The current applications contain further information with respect to the location and detailing of the insulation, which confirms that existing exposed timbers will remain exposed, as well as providing typical sectional details. The proposed drawings also confirm that relevant Historic England guidance will be conformed to in terms of the methodology of the work. This aspect of the proposal is now therefore considered acceptable.
- The proposed alterations to the layout at ground and first floor are minor and do not adversely affect fabric or floorplan of interest. This work is therefore not considered contentious.
- The proposed staircase reconfiguration and new shower room at second floor affect only modern fabric and plan form and are not considered contentious, subject to detail.
- The replacement of modern floor finishes is unlikely to be regarded as contentious subject to detail.
- A detailed method statement has been provided relating to the proposed reinstatement of a blocked up hearth to the front room at ground floor. This is not considered contentious subject to detail of the stone to be used for the new hearth.

In summary the majority of the scheme before us is considered acceptable, and successfully addresses the issues raised by the previous appeal scheme. However, elements of the proposal require amendment/further information.

On a technical note, just to double check please that in any eventual determination all of the application documents including the Design and Access Statement and the HE guidance note will be included among the plans listed on any decision notice, as these are material to the content of the application.

Recommends a series of planning conditions to cover details of the works.

Further comments: Following the receipt of further plans detailing the proposed roof lights.

These are acceptable.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council: Lindfield Parish Council has no objection to this application, subject to the satisfaction of MSDC's Conservation Officer.

INTRODUCTION

This application seeks planning permission for various external alterations to a Grade II Listed Building at The Toll House, on the High Street in Lindfield. The application also refers to numerous internal alterations, which affect the fabric of the listed building and are considered under an accompanying Listed Building application DM/25/0271.

The proposed external works involve additions and alterations to publicly visible parts of the building on the building frontage, affecting the curtilage, the front and side elevations and at the rear of the building, for the benefit of the current occupiers.

The property, now in use as a residential house, is located on the eastern side of the High Street in the centre of the village of Lindfield.

RELEVANT PLANNING HISTORY

DM/23/0907. Proposal is to reconfigure the rear modern ground floor layout and minor amendments throughout the property, such as insulation, removal of modern breeze block wall and restoration of the

main fireplace and externally removal of part of a rear addition and erection of a single storey rear extension, new porch, rebuilding a party wall, new front boundary fence and gate. Refused February 2024. Appeal Dismissed October 2024.

DM/23/0908. Listed Building Consent - Proposal is to reconfigure the rear modern ground floor layout and minor amendments throughout the property, such as insulation, removal of modern breeze block wall and restoration of the main fireplace. Refused February 2024. Appeal Dismissed October 2024.

DM/19/4656. Listed Building Consent - Change of use of shop to residential accommodation. Withdrawn November 2019.

DM/19/4652. Change of use of shop to residential accommodation. Approved January 2020.

10/02267/COU. Continue to operate as a dress shop but also operate a small cafe serving tea, coffee and cake, Approved September 2010.

LF/054/92. Listed Building Consent - Cutting into existing weather boarding and fabricating within existing structure window apertures where previously situated. Approved August 1992.

LF/053/92. Fitting a sympathetic white painted timber gate to side entrance path fixed adjacent to but not affixed to property. Approved August 1992.

SITE AND SURROUNDINGS

The Toll House, 56 High Street is a two storey building, with rooms in the roof space, occupying a prominent position in Lindfield High Street. The white painted brick and black timber framed building occupies an end of terrace position, being attached to residential properties at Nos 50, 52 and 54 High Street. The Toll House fronts onto the High Street with a gabled frontage and has a side access pathway leading to a small rear garden.

The building dates from the C16th and was formerly in use as the Toll House on Lindfield High Street. It was Listed in 1951.

The Toll House lies within the Lindfield Conservation Area, close to other Listed buildings located to the east and west of the High Street, and directly to the south of the Grade II Listed house at Porters, 58 High Street. The site is within the red grade WSCC Archaeological Notification Area.

The site boundary extends forward of the building and includes the paved frontage, which adjoins the public pavement serving the High Street. Whilst there is a small glazed doorway and a former shop window at ground floor in the front elevation of the building facing onto the High Street pedestrian access to the house is via a side gateway leading to a side pathway to the north of the building. The main access door is located on the northern side elevation of the building. The path leads into a small rear garden space to the north east of the building and serves a further rear doorway and outbuildings. The side path is accessed directly from the High Street, via a solid timber gate, and is divided from the garden with the adjacent house at Porters, 58 High Street by a boundary wall.

APPLICATION DETAILS

The application seeks planning permission for various external works to the property, as follows:

- Removal and replacement of the outbuildings to the rear with a single storey extension with a glazed link to the house;
- New palisade fencing and a pedestrian gate to enclose the front garden area of the house;
- Reinstatement of the cellar window to the side elevation;
- Replacement of the existing window to the front gable at attic level;
- Removal of lettering which reads 'The Toll House' from the front elevation;
- Replacement of guttering;
- Timber frame repairs;
- The addition of new rooflights;
- Repair and rebuilding of the northern side boundary party wall;

- Relaying of the brick path to the side of the house.

To the rear of the building it is proposed to demolish the existing link addition, kitchen and the attached outbuildings, which extend along the southern site boundary and to construct a replacement single storey extension over part of the building footprint. The proposed new extension would measure approx. 7.7m deep (max) and 3.6m wide (approx.).

The proposed addition is shown to be constructed with reclaimed brick from the existing building and would be largely glazed with full height sliding glass doors and a lean to slate roof, into which three heritage roof lights are proposed. A small glazed link is proposed to attach the new extension onto an existing single storey projection at the rear of the house. This has an existing slate tiled lean to roofline, into which two new heritage rooflights are proposed.

Other internal works are proposed within the building. These works are examined in the Listed Building application DM/25/0271.

The application was supported by Method Statements, a Heritage Statement, a Design and Access Statement and a Structure Wall Assessment, which are available to view on the planning file.

During the course of determining the application the applicant has also provided additional plans to show the position and size of the proposed rooflights at the rear.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan and the Lindfield and Lindfield Rural Neighbourhood Plan and the Site Allocations DPD.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

The following policies are considered relevant when considering this application:

DP26 Character and design
DP34 Listed Buildings and other Heritage Assets
DP35 Conservation Areas
DP38 Biodiversity

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Lindfield and Lindfield Rural Neighbourhood Plan

Made March 2016.

There are no relevant policies.

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1 Character and Design

DPB2 Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

The main issues in the consideration of this application are:

- Design
- Impact upon Conservation Area
- Impact upon Listed Buildings
- Impact upon neighbouring amenities
- Archaeological impact
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- * is of high quality design and layout and includes appropriate landscaping and greenspace;*
- * contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- * creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*

- * protects open spaces, trees and gardens that contribute to the character of the area;
- * protects valued townscapes and the separate identity and character of towns and villages;
- * does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- * creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- * incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- * positively addresses sustainability considerations in the layout and the building design;
- * take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- * optimises the potential of the site to accommodate development.'

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.'

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG51 refers to Rear extensions and states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'.

This application follows on from the recent refusal, under applications DM/23/0907 and DM/23/0908, and the subsequent Dismissed Appeals for a larger rear extension, which was designed to extend across the full width of the rear of the historic building, to enclose the base of the stone chimney stack. The proposal seeks planning permission for a redesigned, smaller rear extension, not affecting the chimney. The extension is subordinate in form and will be constructed in place of existing structures which extend out at the rear of the house and adjoin the southern boundary, with a lightweight glazed link to separate the new addition from the host Listed building.

The detailed design of the proposed extension has been reconsidered and scaled down to reflect the existing form of the additions at the rear of the building. It has a smaller scale, with a lean to roofline that reflects the existing building form and a modern glazed lightweight form. As this element of the proposal is located at the rear of the building it will not affect public vantage points.

Other elements of the proposed works are sited towards the front of the building, including the reconstruction of the northern boundary wall and the proposed enclosure of the frontage with new palisade fence and pedestrian gateway, as detailed in the accompanying Design and Access Statement. It is considered that the additional external works that are detailed in the application are acceptable to maintain and improve the building and will preserve its appearance.

Consequently the design and appearance of the proposed works are considered to accord with Policy DP26 and with the relevant Design Guide principles.

Impact upon the Conservation Area

The Toll House is located within the Lindfield Conservation Area, which was established in September 1969, and extended in March 1989 and September 1998.

This application needs to be considered with reference to guidance contained in Paragraphs 200-214 of the NPPF and with regard to the statutory duty of the Council, as the Local Planning Authority, to have special regard to the desirability of preserving the character or appearance of the Lindfield Conservation Area, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The District Plan contains Policy DP35, which requires development to conserve or enhance the special character and appearance of Conservation Areas. The Policy states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- o Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.'*

The elements of the proposal that will impact upon public views of the property from the High Street and within the publicly accessible areas of the Conservation Area include the proposed frontage fencing, the removal of the attached lettering from the front elevation and works to reconstruct the boundary wall.

It is considered that the proposal will preserve the character and appearance of the Lindfield Conservation Area.

The erection of a new frontage palisade fence and gateway will define the perimeter of the property and provide some security for the owners, now that the building is in residential use, rather than in its former commercial use. Such fencing will reflect other frontage treatments on this part of the High Street and along the remaining terrace. This enclosure will help to preserve the frontage of the heritage asset from damage from passers by.

Similarly the removal of the letters from the frontage will simplify the appearance of the building and reflect its current use as a house, rather than as a commercial building. The removal of the letters will help to preserve the original frontage of the building and benefit the appearance of the Conservation Area, for the benefit of the public and passers by.

The side boundary wall rebuilding works will maintain the boundary treatment between the Listed houses, and help to preserve the appearance of the Conservation Area.

The redesigned rear extension will be shielded in public views from the Conservation Area, by the presence of the front portion of the building. The Appeal Inspector supported the principle of the demolition and rebuilding of the existing kitchen and outbuildings to the rear of the building. The proposed scheme reflects the footprint of the existing rear building projections and now retains the historic rear chimney. This will preserve the significance and value of the designated heritage asset.

The proposal will accord with the aims of District Plan Policy DP35, and the relevant paragraphs of the NPPF with regards to the protection of the Conservation Area.

Impact upon Listed Buildings

The Toll House and the neighbouring property at Porters, 58 High Street are Grade II Listed and are located within a grouping of Listed Buildings on this part of Lindfield High Street.

The Council, as the Local Planning Authority, has a statutory duty to have special regard to the desirability of preserving heritage assets. Listed Buildings and their settings are afforded special protection under the planning regime by virtue of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCAA); paragraphs 200-214 of the NPPF and Policy DP34 of the District Plan.

Detailed elements affecting the internal and external fabric of the Listed Building are the subject of Listed Building Consent application DM/25/0271.

District Plan Policy DP34 is relevant in the determination of this application. It states:

'DP34: Listed Buildings and Other Heritage Assets

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o Special regard is given to protecting the setting of a listed building;*
- o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

Detailed comments have been provided by the Conservation Officer during the course of determining the application, and upon receipt of the amended plans to clarify the proposed rooflight additions, and these are summarised above. Her view is accepted and it is considered that the proposal will preserve the special interest of the listed building, and the character and appearance of the Conservation Area.

The revised proposal is therefore found to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Impact on residential amenities

District Plan Policy DP26 requires that development '*does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.*'

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The Toll House is located at the northern end of a terrace of residential houses and forward of the immediate houses at Nos 54 and 58. The house at No 54 to the south has been extended up to the mutual boundary at the rear alongside the existing rear additions at The Toll House.

There is a gap between the house at No 58 and No 56. Intervening boundary vegetation creates a degree of screening between the two properties.

It is considered that the relationship of the building forms and the existing enclosure of the rear garden at The Toll House will protect the adjacent properties from any adverse impact from the proposed rear extension. There would not be a harmful impact upon the amenities or outlook of the immediate neighbours living close to the site.

The proposal therefore accords with the aims of District Plan Policy DP26, and the overall principles of the Design Guide.

Archaeological impact

The site lies within a WSCC Archaeological Notification Area, which extends to an extensive area around Lindfield High Street. The site is within an identified area for potential archaeological finds, and the Local Planning Authority has a duty to protect heritage assets, as required in District Plan Policy DP34.

The application has not been accompanied by an Archaeological Report although it is certain that ground disturbance would be associated with the construction of the proposed new fencing, gates, the reconstruction of the boundary wall, and the proposed new porch and rear extension.

In such circumstances, and given the limited scope of the proposed groundworks, it is considered that a planning condition is appropriate to require notification to the Local Planning Authority of any items of archaeological interest found during the works to accord with District Plan Policy DP34 with regards to protecting and monitoring any potential archaeology finds on the site. The applicant is agreeable to such a planning condition.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

CONCLUSION

The proposed works include a variety of external alterations to The Toll House, and some internal works, which represents an important historic Listed building in Lindfield High Street and Conservation Area.

The proposed rear extension will accord with District Plan Policies DP26 in respect to the design, DP34 and DP35 and with the relevant provisions of the NPPF and adopted design guidance.

Careful consideration has been given to the impact of the other proposed changes and alterations to the building upon neighbouring residents. It is considered that the neighbours living conditions and privacy would not be adversely impacted by the proposed alterations and additions. The proposal complies with District Plan Policy DP26, and the relevant Design Guide principles on amenity.

Consequently the application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey