

From: lana@lylarchitecturaldesigns.co.uk <lana@lylarchitecturaldesigns.co.uk>
Sent: 26 February 2025 15:38:00 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0129 and 0130 The Old Bakery

Dear Katherine,

Many thanks for your email.

I have consulted with my client regarding the first query, bathroom drainage, and he has confirmed that all connections will be done within the floating floor zone and not requiring any external soil vent pipes.

The ventilation of the drainage will be accommodated internally within the bathroom space as an AAV [Air Admittance Valve], or taken up to a roof vent tile in a similar fashion to what is currently shown for the bathroom extract fan.

With regards to the treatment of the existing rafter feet in executing the proposed warm roof insulation system to enhance the thermal performance of the roof:

We are proposing 60mm wood fibre board above rafter and 60mm between rafters.

The existing rafter feet will remain in-situ, but we need to fix a 60mm deep timber noggin/piece to the rafter feet, to the depth of the insulation, to stop the insulation at eaves level, to which the fascia and gutter will be fixed to as shown on the planning sections.

In elevation the proposed fascia would conceal the rafter feet and the new timber piece used to stop the insulation board.

I hope this provides the information you require.

Many thanks for all your help,

Lana

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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 26 February 2025 14:13
To: lana@larchitecturaldesigns.co.uk
Subject: FW: DM/25/0129 and 0130 The Old Bakery

Dear Lana,

Please see the below comments from Emily regarding the applications for the conversion of the outbuilding.

Within her comments she requires clarification on a couple of matters, can this be addressed?

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 February 2025 11:17
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/0129 and 0130 The Old Bakery

Hi Katherine

Comments on the above planning and listed building consent applications.

The Old Bakery is one half of a Grade II* listed building located within the Lindfield Conservation Area. The property has a complex recent planning history including unauthorised works, but planning and listed building consent have been granted for various internal and external works to the building. The current proposal relates to a detached outbuilding to the rear which is regarded as curtilage listed. Although in the same ownership as The Old Bakery, it is actually located behind the other half of the listed building (Wincote).

The current proposal, which follows on from pre-application advice, is for alterations to the building in conjunction with converting it for use as ancillary residential accommodation.

The submitted historic building assessment considers that the building dates from the early 19th century. It has a rectangular plan with a shallow projection to its northern side which the HBA suggests may be either the remains of an enclosure, or a particularly well integrated extension to provide sufficient depth to allow for parking of a car within the building. The projection does not appear on early maps of the building. Originally, it is suggested that the building was used as a stables, with a fully floored hay loft over. This loft was externally accessed via a loading door to the eastern gable, with an adapted roof truss to allow for this, and had a further modified central truss to allow access along its entire length as one space. At ground floor, no evidence of stall partitioning remains, but it is suggested that this may have taken the form of a second fit within the external envelope. Later alterations to the building include insertion of a stair between ground and attic floors, replacement of the window to the northern elevation, and a rooflight to the roof slope above this.

The outbuilding is of some interest in its own right as a good example of a small stable building of the early 19th century. It also contributes positively to the setting of the principal listed building, and in particular is illustrative of a particular period of the building's development, and its composite domestic/commercial use at that time.

To consider the various works proposed in turn:

- Externally, to the courtyard facing north elevation it is proposed to remove the projection around the entrance, and infill the opening with a new glazed timber framed door and adjacent solid timber panel. It is also proposed to replace the existing concrete lintel with timber. Although the HBA cannot be certain about the age or level of interest of this projection, it seems likely that even if original (contrary to the map evidence) it is a fragmentary remainder of a larger enclosure. As such, I would have no objection in principle to its removal. The proposal in relation to the infilling of the opening are not considered contentious, subject to detail.
- The proposed replacement oak framed casement window and rooflight to this elevation are also not considered contentious, subject to detail.
- To the eastern elevation it is proposed to replace the existing infilling to the loft loading door with timber cladding painted to match the rest of the elevation. Internally the lining system will be recessed to continue to allow the presence of the opening to be appreciated. This is not considered contentious.
- This elevation is to be repainted with a breathable paint- this is also not considered contentious.
- Re-roofing, re-pointing and replacement guttering are not considered contentious subject to detail.

- I would suggest that further information on the treatment of the existing pigeon holes to the western gable is required by condition- these should continue to be legible
- Internally, the building as noted above was originally fully floored. The reinstatement of an attic floor structure is not therefore considered contentious in principle.
- The proposed replacement staircase is in a different position to the existing ladder stair, which is in itself not original. This will result in some loss of historic fabric, but is considered acceptable in principle. It is noted that the interrupted truss structure is to be retained exposed, which is a positive aspect of the scheme.
- Partitioning is proposed at ground floor level to create a bathroom. This will have some impact on the existing open layout of the building, but given the likelihood that partitioning for stalls or loose boxes was previously present, this aspect of the proposal is not considered contentious. **I would however suggest that the applicant be asked to confirm that the new facilities will not involve any new external pipework, soil stacks etc. which are not shown on the elevations?**
- The proposal includes details of proposed insulation to the walls and roof of the building, and to the underside of the attic floor structure, as well as of a new floating floor at ground floor level. These details are all acceptable, **although the applicant should please confirm if any alteration to the rafter feet at eaves level will be required?**

The proposal is therefore considered, subject to the points in bold above, and to the suggested conditions below, to preserve the special interest of the curtilage listed building and the contribution which it makes to the setting of the adjacent principal listed building, and to the character and appearance of the Lindfield Conservation Area. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- New rooflight to be a flush fitting, metal framed, conservation style rooflight.
- New rainwater goods to be of painted metal.
- Details of new roofing tile.
- Details of the treatment of the existing openings to the western gable for the pigeon loft. Your detailed drawings/methodology should show how these openings will be infilled in a manner which continues to express their presence, and should include detail of materials.

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.
<http://www.planningportal.gov.uk>

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