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**THE WHITE HARTE INN,
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CUCKFIELD,
WEST SUSSEX,
RH17 5LB.**



**PLANNING, DESIGN & ACCESS AND HERITAGE
STATEMENT (UPDATED FEBRUARY 2025).**

**PROPOSED CONSERVATION ROOFLIGHTS TO ATTIC
ROOMS.**

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1. INTRODUCTION.

1.1. This resubmitted application follows the refusal of a planning application for a similar development for “Three Conservation Rooflights” at The White Harte Inn, Cuckfield, planning ref. no. **DM/24/2872**.

1.2. The Decision Notice **DM/24/2872** gave one reason for refusal, as follows:

“1. The proposed rooflights would affect the form and fabric of the property's timber framing by requiring removal of sections of original timber, detrimentally affecting the architectural interest of the building and the integrity and completeness of the original frame. In addition, they would add visual clutter to a prominent and attractive rear roofslope and are therefore considered to be harmful and inappropriate. This harm is identified as less than substantial, at the mid-range of the scale, and there are no public benefits identified that would outweigh the identified harm. The proposal is therefore considered to be contrary to policy DP34 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the relevant policies of the National Planning Policy Framework.”

1.3. The refusal followed consultation comments from the Local Authority's Conservation Officer. The officer said in the consultation:

“An alternative proposal to set a smaller number of smaller (narrower) rooflights between the existing rafters, with no associated loss of historic fabric, might be more favourably viewed.”

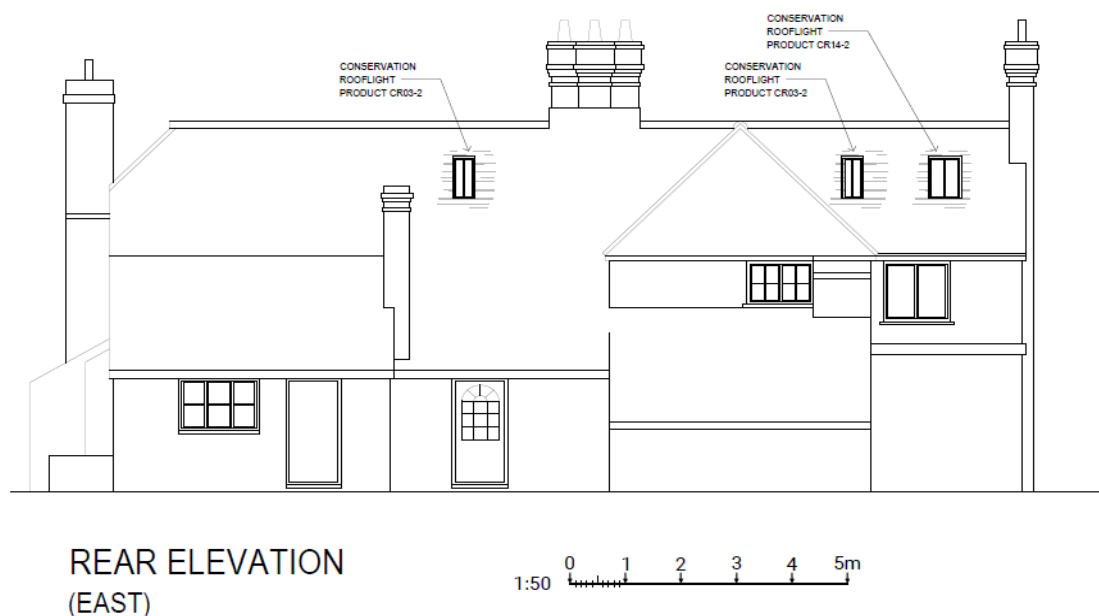
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2. PROPOSED DEVELOPMENT.

2.1. This Listed Building planning application is for three conservation rooflights in the east facing roof elevation. Two of the proposed rooflights have been reduced in size. One of the rooflights remains the same in the position of existing damaged original timber rafters. The rooflights are proposed to provide natural light into the attic rooms currently used for storage.

2.2. This resubmitted application proposes amendments to the application **DM/24/2872**. Two of the rooflights numbered 2 and 3 have been reduced to a small size that they can be installed between existing rafters without cutting or damaging original timber work. Rooflight no. 1 remains the same, located in a position between rafters that have been previously cut and damaged – see photographs in the accompanying Historic Building Survey (Updated February 2025).

2.3. The modifications have been designed to address the Conservation Officers comments that the rooflights should be smaller with no associated loss of historic fabric. The area of glass is now small and would not be prominent in the rear roof slope. On the contrary the rear elevation (East) is already of a multitude of cluttered building arrangements comprising a hipped gable end, half pitched roof to ground floor extension, flat roofs to later 20th century extensions and numerous chimney stacks.



East Elevation – Proposed Three Conservation Rooflights.

4.

2.4. The application is supported with the following drawings and documents.

- Location and Block Plans – drawing no. **8151-LBP-B.**
- Existing Elevations – drawing no. **8151-EX-A.**
- Proposed Elevations – drawing no. **8151-1-B.**
- Conservation Rooflight Joinery Details - drawing no. **8151-2-B.**
- Existing Rafter Details – drawing no. **8151-3-A.**
- Proposed Conservation Rooflight Rafter Details – drawing no. **8151-4-B.**
- Copy of Design Details from “The Rooflight Company”.
- Planning, Design & Access and Heritage Statement (updated Feb 2025).
- Historic Building Survey (updated Feb 2025).

3. THE PROPERTY.

3.1. The property known as Ye White Harte Inne is a public house constructed in circa 17th century with later additions. The public house was extended in 1881 with two storey accommodation under a pitched gabled roof onto the west elevation. There are later small additions to the rear of the building in circa 1950.

3.2. The property is registered as a Listed Building, as follows:

Entry name: Ye White Harte Inne.

Listing Date: 11th December 1987.

Listed Building Grade: II.

List Entry Number: 1025496.

Source: Historic England.

English Heritage Legacy ID: 302996.

3.3. The public house is located within the Cuckfield Conservation Area. Adjacent to the property are residential dwelling houses, some of which are also Listed Buildings.

4. PROPOSED CONSERVATION ROOFLIGHTS.

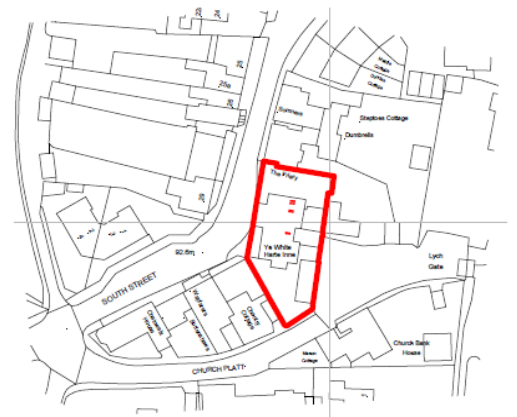
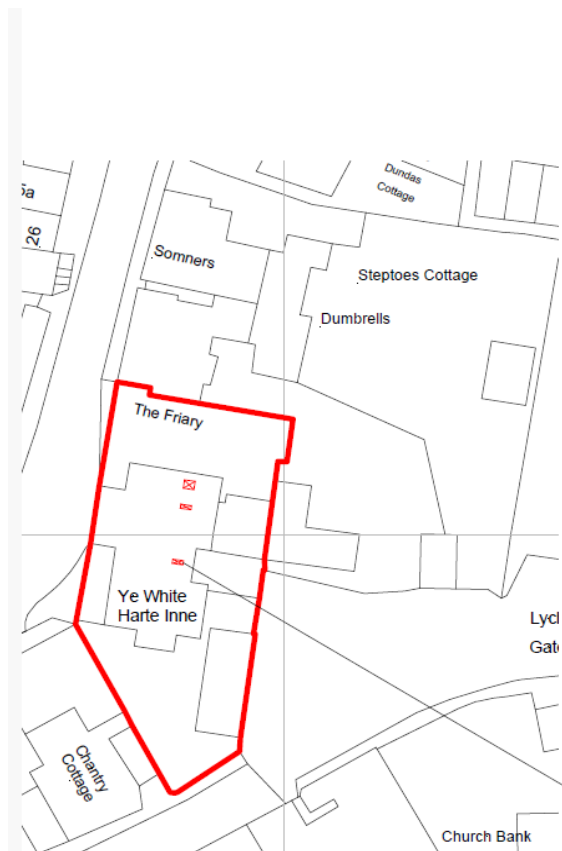
4.1. The proposal is to enhance the use of the interior of the building by allowing natural light into the attic rooms within the public house. The attic rooms are accessed from an existing staircase to an open room, currently partitioned off into two parts.

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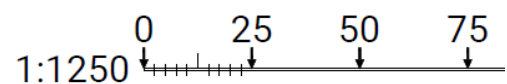
4.2. The southern end of the attic space is served with two original windows located in the southern elevation and on the western roof slope within a pitched roof dormer. The northern end of the attic space has no natural light. Two rooflights are proposed at the northern end and one within the central part.



Example Conservation Rooflight.



LOCATION PLAN



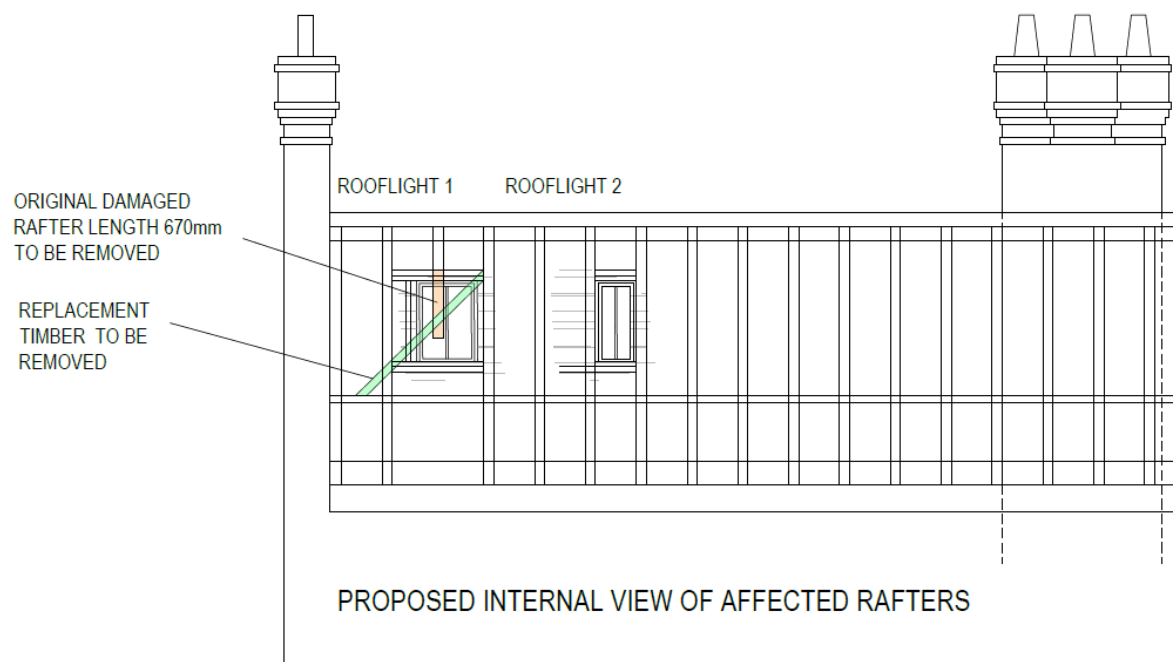
PROPOSED 3 CONSERVATION ROOFLIGHTS

Location and Roof Plan – Proposed Three Conservation Rooflights.

6.



Conservation Rooflights 1 and 2 To Be Positioned In This Roof Elevation.

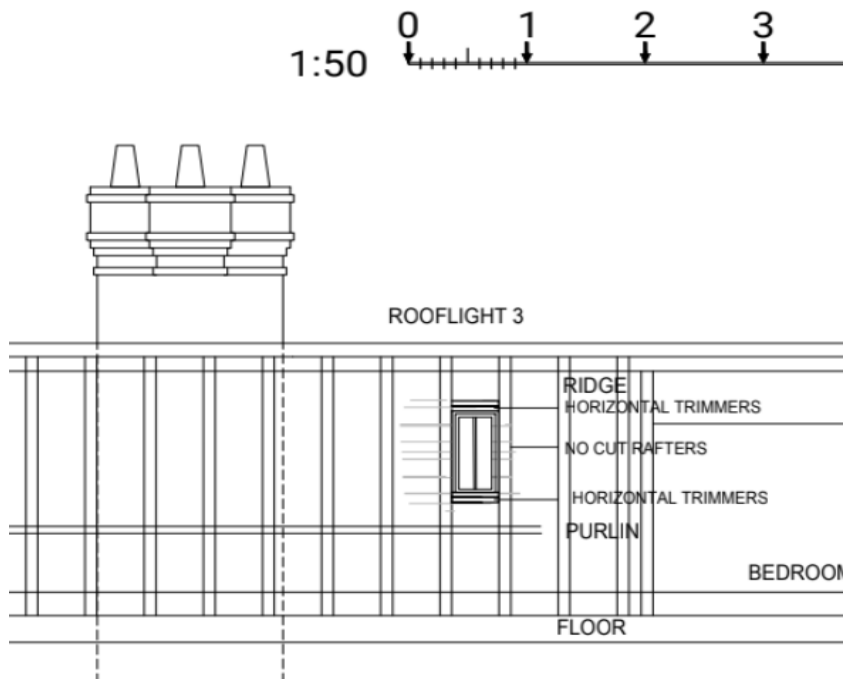


Internal View - Proposed Conservation Rooflights 1 and 2.

7.



Conservation Rooflight 3 To Be Positioned In This Roof Slope.



Internal View - Proposed Conservation Rooflight 3.

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4.3. The conservation rooflights will be provided by recognised companies that manufacture glazed items specifically for installation into Listed Buildings and buildings within conservation areas. Their appearance within the roofline will respect the existing shape and age of the building.

4.4. The provision of natural light into this part of the building will allow full use of the building for general storage and habitable occupation. No other alterations to this Listed Building are proposed.

5. HERITAGE STATEMENT ON PLANING POLICY.

5.1. Mid Sussex District Plan.

5.1.1. DP26 - Character & Design.

This policy requires proposals to *“protect valued characteristics, historical and visual quality ... the development should not cause significant harm to the amenities of existing nearby residents and future occupants, including taking into consideration impact on privacy, outlook, daylight and noise / air pollution.”*

The glazed conservation rooflights will have minimal visual impact on neighbouring properties. The eastern elevation of the public house faces onto a car park, the outlying garden of a neighbouring residential property, Cuckfield C. of E. Church and the Old School House. The east elevation does not face onto any residential dwellings. The shape and slope of the existing roofline will not change. There should be no significant harm to the amenities of nearby residents, no impact on privacy, daylight or noise/air pollution. For the installation of the three proposed conservation rooflights the following materials would be removed:

- Approximately **0.67 m length** of original vertical hardwood timber rafters.
- Approximately **1.3 square metres** of modern standard roofing felt and reclaimed clay tiles.

5.1.2. DP34 - Listed Buildings and Other Heritage Assets & DP35 - Conservation Areas.

These policies require *“alterations or extensions to a listed building to 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.”*

9.

The conservation rooflights will have no negative impact on its form and appearance, as they will have a traditional appearance, designed specifically for installation within Listed Buildings.

5.1.3. DP38 - Biodiversity & CNP4 - Protect & Enhance Biodiversity.

These policies require proposals to *“protect existing biodiversity, so that there is no net loss of biodiversity” and “promote the preservation and restoration of wildlife habitats and protect priority species”*.

The existing roof space is habited and used for storage and shows no evidence of bats within the building.

5.2. Cuckfield Neighbourhood Plan.

5.2.1. CNP1 - Design of New Development & Conservation.

This policy permits new development if proposal *“is sympathetic to the setting of the heritage asset”*, particularly in relation *“to height, scale, design and materials of buildings”*.

The glazed conservation rooflights would be subtle in appearance and not distract from the existing building. The proposed glazing would not result in unacceptable levels of noise, air or light pollution.

The installation of the conservation rooflights will not affect nor compromise the structural stability of the original roof frame. No additional timber work would be required other than the new conservation rooflights. No other alterations to the structure of the building, nor associated works are proposed. The attic rooms will continue to be used for storage associated with the use of the public house and the residential flat within.

David Hall, MRICS
Chartered Surveyor.
February 2025.