

Heritage Statement

Proposed garden building and associated garden access works

Site	Rosemary Cottage, 80 High Street, Lindfield, Haywards Heath, West Sussex RH16 2HP
Application	DM/26/2144
Heritage assets	Grade II listed Rosemary Cottage and Lindfield Conservation Area
Date	21 September 2026

1 Purpose and conclusion

This Heritage Statement accompanies application DM/26/2144. It assesses the removal of an existing garden shed; its replacement by a combined storage shed, garden room and covered veranda; relocation of the rear garden entrance by approximately 2 metres; new entrance steps; and improved retaining shuttering to protect the existing fencing.

The proposal is confined to the rear garden. It does not alter the listed cottage, its historic fabric, principal elevation, roof form, windows, doorcase, porch or chimneys. The existing shed is a modern, lightweight and utilitarian garden structure with no identified architectural or historic interest. Its removal would not result in the loss of an element that contributes to the significance of Rosemary Cottage or the Lindfield Conservation Area.

The replacement building is low, single storey, domestic in scale and clearly subordinate to the listed house. Its timber construction, simple form and muted copper-coloured corrugated metal roof give it the character of a garden outbuilding rather than an extension or competing architectural feature. Its position at the rear of the plot, screened from the High Street by the house and the established built and planted character of the rear garden, limits its effect to local private views. The associated entrance, step and retaining works are minor garden works and do not affect listed fabric.

Overall conclusion. The works preserve the special architectural and historic interest and setting of the Grade II listed building and preserve the character and appearance of the Lindfield Conservation Area. No harm to the significance of either designated heritage asset has been identified.

2 Scope and methodology

This is a proportionate assessment for a small householder proposal. It has been prepared with reference to the submitted plans and proposal description, the National Heritage List for England entry for Rosemary Cottage, Mid Sussex District Council's September 2026 validation criteria, the Council's conservation-area summary, the adopted Mid Sussex District Plan, the Mid Sussex Design Guide, the National Planning Policy Framework and national Planning Practice Guidance.

The assessment considers the assets' significance, the contribution made by the application site and its setting, the heritage value of the outbuilding to be removed, and the effect of the proposed works. It follows the proportionate approach required by paragraph 207 of the National Planning Policy Framework and by the Council's current local validation list.

3 Site and proposal

Rosemary Cottage stands on the east side of Lindfield High Street within the historic village core. The main house addresses the High Street. The application works are in the rear garden, separated from the public frontage and experienced as part of the private domestic curtilage.

The proposed garden building has an overall footprint of 5.530 metres by 3.000 metres. Along its length it comprises a 1.830 metre storage shed, a 2.200 metre garden room and a 1.500 metre covered veranda at the west end. The veranda is open across the building's full 3.000 metre width. Fully glazed timber double doors with a window on either side face west onto the veranda. Solid double shed doors face south. The north elevation is solid timber cladding with no openings.

The roof is level east to west and falls at 4 degrees from north to south. The north high edge is 2.650 metres and the south low edge is approximately 2.440 metres. The roof is specified as copper-coloured corrugated metal. The walls and frames are timber. These dimensions and materials create a modest, lightweight building that remains recognisably ancillary to the house and garden.

The other works comprise moving the existing rear garden entrance by about 2 metres, providing new steps and improving the retaining shuttering so that the existing fencing is protected. These works are outside the listed building and do not involve removal or alteration of historic fabric.

4 Heritage assets and significance

4.1 Rosemary Cottage

Rosemary Cottage is listed at Grade II under National Heritage List for England entry 1354948. It was first listed on 6 April 1970. The statutory list describes it as a cottage of about 1830, stuccoed beneath a slate roof, of two storeys and two windows. Its

principal elevation has sixteen-pane sash windows, a central blank, a central doorcase with rectangular fanlight and moulded architrave, a Regency three-panelled door with Greek-key design, a tented wooden trelliswork porch and two chimney stacks behind the ridge.

The building's significance is principally architectural and historic. Architectural interest derives from the coherent early nineteenth-century composition, traditional materials, sash-window proportions, refined Regency entrance treatment and modest cottage scale. Historic interest derives from its survival as part of the nineteenth-century development of Lindfield High Street. Its group value and contribution to the historic street reinforce that significance.

The High Street frontage, the relationship with neighbouring historic buildings, the traditional village streetscape and the ability to read the building as an early nineteenth-century cottage make the greatest contribution to its setting. The rear garden contributes as a domestic, open and subordinate space behind the house. That contribution is positive but less sensitive than the public frontage because the garden is not part of the formal architectural composition described in the list entry and already accommodates ordinary domestic garden uses and structures.

4.2 Lindfield Conservation Area

The Lindfield Conservation Area was designated in 1969 for the special architectural quality and historic interest of the High Street and the area around the Common. The Council identifies a strong village identity shaped by the pond, Common, medieval church and historic High Street. The High Street contains buildings from several periods, including medieval and Georgian buildings, and is notable for the use of traditional materials and details.

Relevant elements of significance include the varied age and architectural character of buildings; traditional windows, doors and chimneys; natural and traditional materials such as slate, clay tiles, stucco, brick, stone and tile hanging; and the rising curve of the High Street towards the church. Rosemary Cottage contributes positively through its early nineteenth-century form and intact frontage.

The application site lies within the Conservation Area, but the proposed works are behind the frontage and do not interrupt the High Street's historic building line, roofscape, architectural rhythm or public views. The rear garden is part of the wider domestic grain of the conservation area, where modest ancillary structures are an established and compatible building type.

4.3 Existing shed

The existing shed is understood to be a modern garden building of lightweight construction. It is not identified in the list description and no evidence reviewed indicates that it dates from before 1 July 1948 or has an historic functional relationship with the listed cottage. Its form and use are utilitarian and ancillary. It does not embody

the architectural qualities for which Rosemary Cottage is listed and it makes no positive contribution to the character or appearance of the Conservation Area.

On that basis, the shed is of negligible heritage significance. Its demolition is acceptable in heritage terms. If documentary or physical evidence emerges showing that any part of it predates 1 July 1948, work should pause and the Council's conservation officer should be consulted before demolition.

5 Assessment of heritage impact

5.1 Demolition of the existing shed

Removal of the shed would not affect the listed building physically. Because the shed has no identified heritage value and does not contribute positively to the Conservation Area, its loss would not diminish the ability to understand or appreciate the significance of Rosemary Cottage, its setting or the historic village. Replacement also ensures that the site is not left with a vacant or poorly resolved service area following demolition.

5.2 Replacement garden building

The proposed building is modest compared with the two-storey listed house. Its low eaves, shallow mono-pitch roof and horizontal footprint keep its apparent mass down. The veranda introduces depth and shadow, while the timber frame and cladding give a clearly ancillary garden character. Glazing is concentrated on the west-facing elevation within the veranda; the north elevation is solid. The scheme therefore avoids an overly domestic or conspicuous pavilion appearance when seen from neighbouring land.

The chosen location retains the spatial primacy of the listed house. The new building would not touch or visually merge with Rosemary Cottage, obscure its architectural features, or compete with its roofline and chimneys. The separation also allows the garden building to be understood as a later and reversible layer in the property's evolution.

The copper-coloured corrugated roof is a contemporary but restrained finish associated with lightweight ancillary buildings. Its shallow 4-degree pitch and location behind the house minimise its visual presence. The colour will sit comfortably with timber and planting and is less visually assertive than bright or highly reflective sheet material. A matt or low-sheen finish should be used to avoid glare.

Views from the High Street are screened by the listed house and surrounding historic townscape. Any views within the rear garden will remain private and localised. The proposal therefore leaves the principal public experience of Rosemary Cottage and the Conservation Area unchanged.

5.3 Rear entrance steps and retaining works

Relocating the rear garden entrance by approximately 2 metres, adding steps and improving retaining shuttering are small-scale landscape and access works. They do not alter the listed house or its principal approach from the High Street. Their purpose is practical: to provide safe access and protect the existing fencing. Provided the finished work remains visually recessive and retains the established boundary treatment, it will preserve the domestic garden character and the setting of the listed building.

5.4 Cumulative and adjacent-asset effects

The proposal sits within an area containing several designated heritage assets. However, its low height, rear-garden position and screening mean that it will not form a material part of the setting in which nearby listed buildings are experienced. It will not change important intervisibility along the High Street or the contribution made by the historic street frontage. The cumulative effect of the works is therefore neutral in heritage terms.

6 Policy and statutory assessment

Sections 66 and 72 of the Planning Listed Buildings and Conservation Areas Act 1990 require special regard to the desirability of preserving a listed building or its setting and special attention to preserving or enhancing the character or appearance of a conservation area.

Paragraphs 207 and 208 of the National Planning Policy Framework require a proportionate understanding of significance and assessment of potential effects. Paragraph 212 requires great weight to be given to conservation. The proposal meets these requirements because its design and siting avoid conflict with the attributes that carry significance. No harm has been identified, so the balancing tests for less than substantial or substantial harm are not engaged.

Mid Sussex District Plan Policy DP34 requires development to protect listed buildings and their settings and to demonstrate a thorough, proportionate understanding of significance. The proposal respects the listed building's form, scale and setting and uses traditional timber for the principal wall and frame material. Policy DP35 seeks to preserve or enhance conservation-area character and appearance. The proposal preserves the High Street frontage, historic townscape, garden pattern and the visual primacy of the listed building.

The Mid Sussex Design Guide supports development informed by context, local character and heritage significance. The replacement structure follows that approach through its subordinate scale, clear garden-building character and limited visibility.

7 Conservation measures

The following measures should be followed to secure the assessed heritage outcome:

- Use natural timber cladding and timber doors and frames, finished in a subdued natural stain or muted paint colour.
- Use a matt or low-sheen copper-coloured corrugated roof finish.
- Keep external lighting to the minimum necessary; use warm, low-output, downward-directed fittings if lighting is required.
- Avoid fixing services, cables or drainage to the listed building.
- Carry out excavation for foundations, steps and retaining work carefully, keeping it localised and avoiding damage to established boundary features.
- Retain existing mature planting and boundary screening wherever practicable.
- If previously concealed masonry, archaeological remains or fabric suggesting a pre-1948 structure is encountered, stop work in the affected area and seek advice from the Council.

8 Final heritage judgement

The proposal replaces a non-significant modern shed with a well-defined, low and subordinate garden building. It keeps all work away from the listed cottage, preserves the building's architectural features and public frontage, and maintains the domestic character of its rear garden. The associated access and retaining works are minor and visually recessive.

The significance of Grade II listed Rosemary Cottage will be sustained. Its setting will be preserved. The character and appearance of the Lindfield Conservation Area will also be preserved. The proposal accords with the statutory duties, national policy and Mid Sussex policies DP34 and DP35, and should be supported on heritage grounds.

Sources

1. Mid Sussex District Council, Validation criteria for planning applications, Local requirements, last reviewed September 2026: <https://www.midsussex.gov.uk/media/3zpdrohh/validation-criteria-local-list.pdf>
2. Historic England, National Heritage List for England, Rosemary Cottage, list entry 1354948: <https://historicengland.org.uk/listing/the-list/list-entry/1354948>
3. Mid Sussex District Council, Mid Sussex District Plan 2014 to 2031, policies DP34 and DP35: <https://www.midsussex.gov.uk/media/2367/district-plan-adoption-version.pdf>
4. Mid Sussex District Council, Conservation Areas in Mid Sussex, Lindfield summary: <https://www.midsussex.gov.uk/media/3710/conservation-areas-in-mid-sussex.pdf>
5. Mid Sussex District Council, Mid Sussex Design Guide Supplementary Planning Document: https://www.midsussex.gov.uk/media/4483/mid-sussex_design_guide-supplementary-planning-document_2019.pdf
6. Ministry of Housing Communities and Local Government, National Planning Policy Framework, December 2024, Chapter 16: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

7. Planning Practice Guidance, Conserving and enhancing the historic environment: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>
8. West Sussex County Council, Historic Environment Record: <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/>

Prepared as a proportionate householder heritage statement for application DM/26/2144. It should be read with the submitted location plan, block plan, existing and proposed drawings and site photographs.