



INTRODUCTION

Following the completion of works in June 2024 at Marlow House- a Grade II Listed Building located at 107 High Street, Lindfield, Haywards Heath, RH16 2HR- implementing planning applications DM/22/3694 and DM/22/3695 (with variations), Studio Kyson was appointed by the Applicant in March 2025 to prepare a part retrospective, part new Listed Building Consent application, which this document relates to.

It should be noted that this document is to be read in conjunction with the associated drawings produced by Studio Kyson, the detailed Heritage Statement prepared by HCUK, and Planning Statement prepared by DMH Stellard.

This document is a revision of the original one submitted under planning application ref. DM/25/1103 in response to the Conservation Officer comments and Historic England response.



PART I | CONTEXTUAL SETTING &
SITE ANALYSIS



CONTEXTUAL SETTING & ANALYSIS

SITE LOCATION



The site is located on the West side of Lindfield High Street, Lindfield, which runs on a North to South axis and is located to the North of Haywards Heath. The site falls under the jurisdiction of Mid Sussex District Council.



CONTEXTUAL SETTING & ANALYSIS

PROPOSAL SITE

Marlow House at 107 High Street, Lindfield, also under name Arminta, is a Grade II Listed (listing from early 1980s) detached house spread over 2,691 square feet. The building dates back to the 15th century. Its original timber framing is hidden beneath a 19th-century re-fronting, which included the addition of a shop window to the left hand side.

The dwelling sits directly onto the frontage pavement and has a large rear garden with vehicle access off Hickman's Lane (passing behind numbers 101, 103, and 105 High Street. There is a three-bay garage in the rear garden.

To either side of the building are other listed buildings- Everydens to the north is listed Grade II and dates from the 17th century, and Limes Cottage to the south, also Grade II listed, dates from the 16th century.

The building was converted to residential use (from a former restaurant use) in the early 1990s.

The dwelling is situated within the Lindfield Conservation Area and the built up area as defined in the District and Neighbourhood Plans.



Site Plan Map



View looking South



View looking West



View looking North



View looking East

CONTEXTUAL SETTING & ANALYSIS

SITE CONTEXT PHOTOS



View looking South along High Street



View looking North along High Street



Street access to the rear of the site from Hickmans Lane



Street view of the facade.

CONTEXTUAL SETTING & ANALYSIS

LISTED BUILDING - ARMINTA, 107, HIGH STREET

Heritage Category: Listed Building

Grade: II

Date first listed: 10-Sep-1951

List Entry Name: ARMINTA

Statutory Address: ARMINTA, 107, HIGH STREET

Listing NGR: TQ3476525662

TQ 3426 LINDFIELD HIGH STREET

(west side) 6/169 No 107 (Araminta) 10.9.51 (formerly listed as Marlow House (Araminta Tea Shop)) GV II House and restaurant, formerly house. C15 timber-framed building refronted in C19. West elevation now stuccoed on plinth; tiled roof having off central multiple brick chimney stack. 2 storeys; 3 windows. 1st floor has 3 C19 metal casements. Ground floor has to south an early C19 centred shop window of 30 panes and 2 other 3 light canted bays. Early C19 door case with flat hood on brackets and panelled reveals, but the original door had been replaced by an iron gate at the time of survey. Original external chimney stack to south.

Source: historicengland.org.uk



Historic photographs of the Arminta building



CONTEXTUAL SETTING & ANALYSIS

LISTED BUILDING - OLD BAKERY, 65 HIGH STREET

Heritage Category: Listed Building

Grade: II*

Statutory Address: 65 High Street, Lindfield, West Sussex

Listing NGR: 1353307

The Old Bakery is a Grade II* building located 3 min away from Marlow House. It has been recently converted to residential use following the approval of the planning application, as below:

Application number: DM/23/2304

Date of Approval: 20 August 2024

Description: *Change of use from Class E to residential dwelling Class C3 to form part of the existing residential property. Proposed and retrospective internal and external alterations including rear gates. (Amended Plans received 14/05/2024 and 20/05/2024).*

It is noted that the changes approved for the building of higher listing and heritage value are similar to the changes now being proposed—and applied for retrospectively—for Marlow House. However, the works at Marlow House were not permitted. This demonstrates an inconsistency in the approach and assessment by the same Conservation Officer.

Among others, the following changes (similar to Marlow House changes) to the historic fabric were approved:

- Ground Floor: introduction of new toilet within the historic building ground floor
- Basement: new ceiling structure to replace the decayed fabric that was being supported on posts. Ceiling level raised
- 1st Floor Bedroom 3 - Vaulted Ceiling/Exposed roof rafters with breathable insulation friction fitted between the rafters and finished with wood-wool board, lime based plaster and breathable paint.
- External wall to rear: unsympathetic, not in-keeping brickwork used for rear neighbouring wall - as opposed to in-keeping brickwork used for Marlow House bakehouse



As-built rear brickwork wall



Bedroom 3 vaulted ceiling



Recent Google Streetview of the Old Bakery building

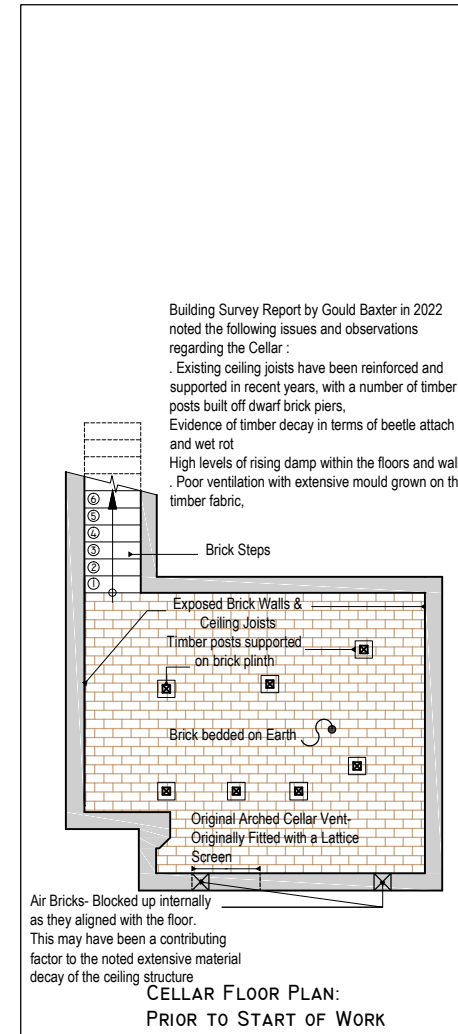


Location of the Old Bakery in relation to Marlow House

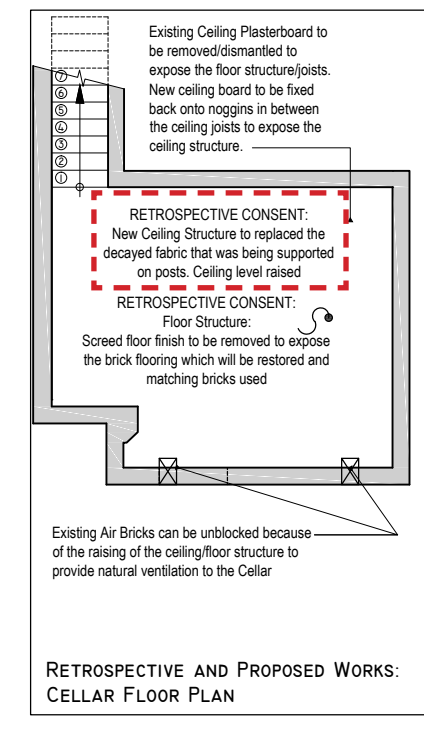
CONTEXTUAL SETTING & ANALYSIS

LISTED BUILDING - OLD BAKERY, 65 HIGH STREET

Comparison of existing and proposed (and approved) plans for the Old Bakehouse basement highlights changes to basement ceiling.



Application DM/23/2304 Existing Basement Floor Plan

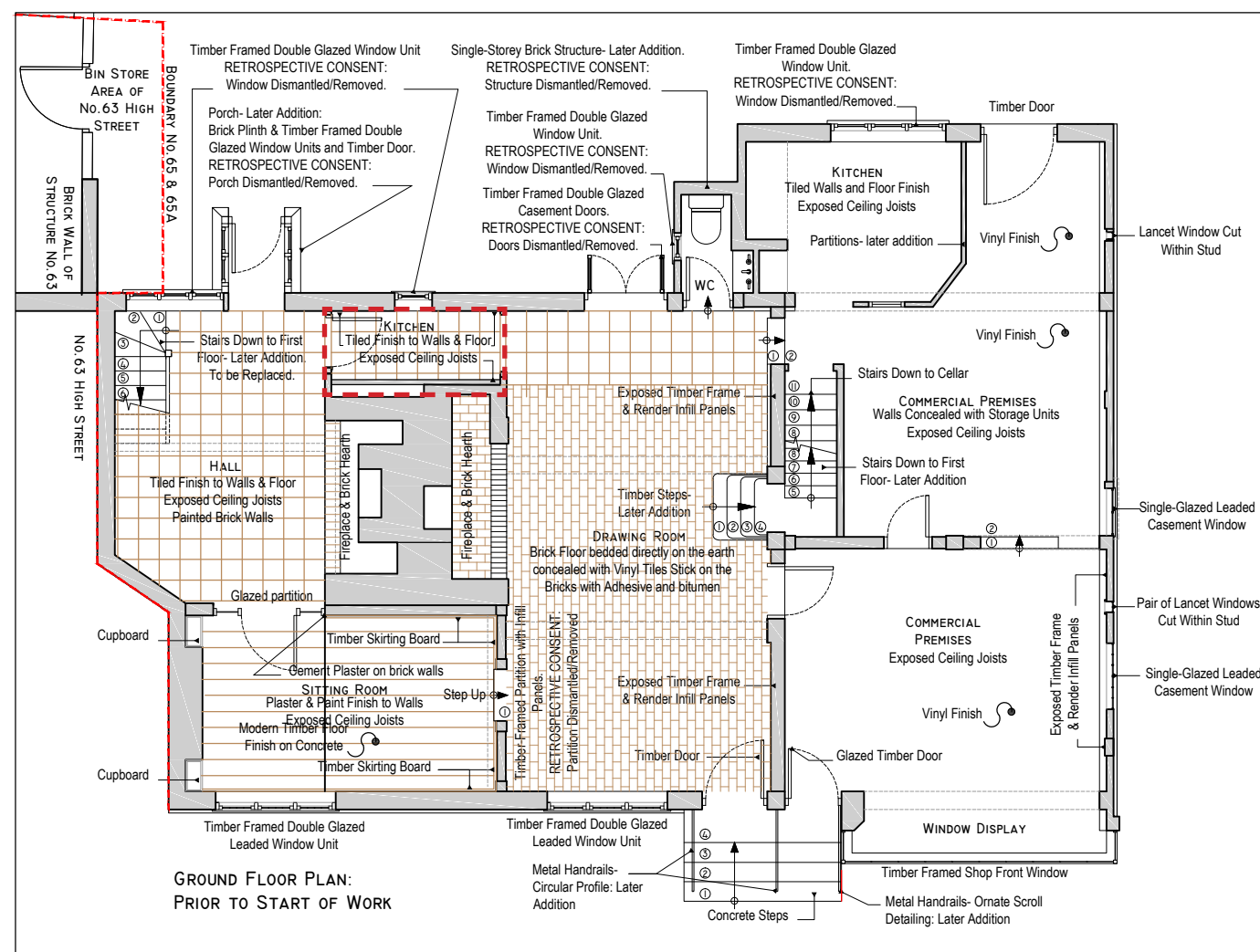


Application DM/23/2304 Proposed Basement Floor Plan

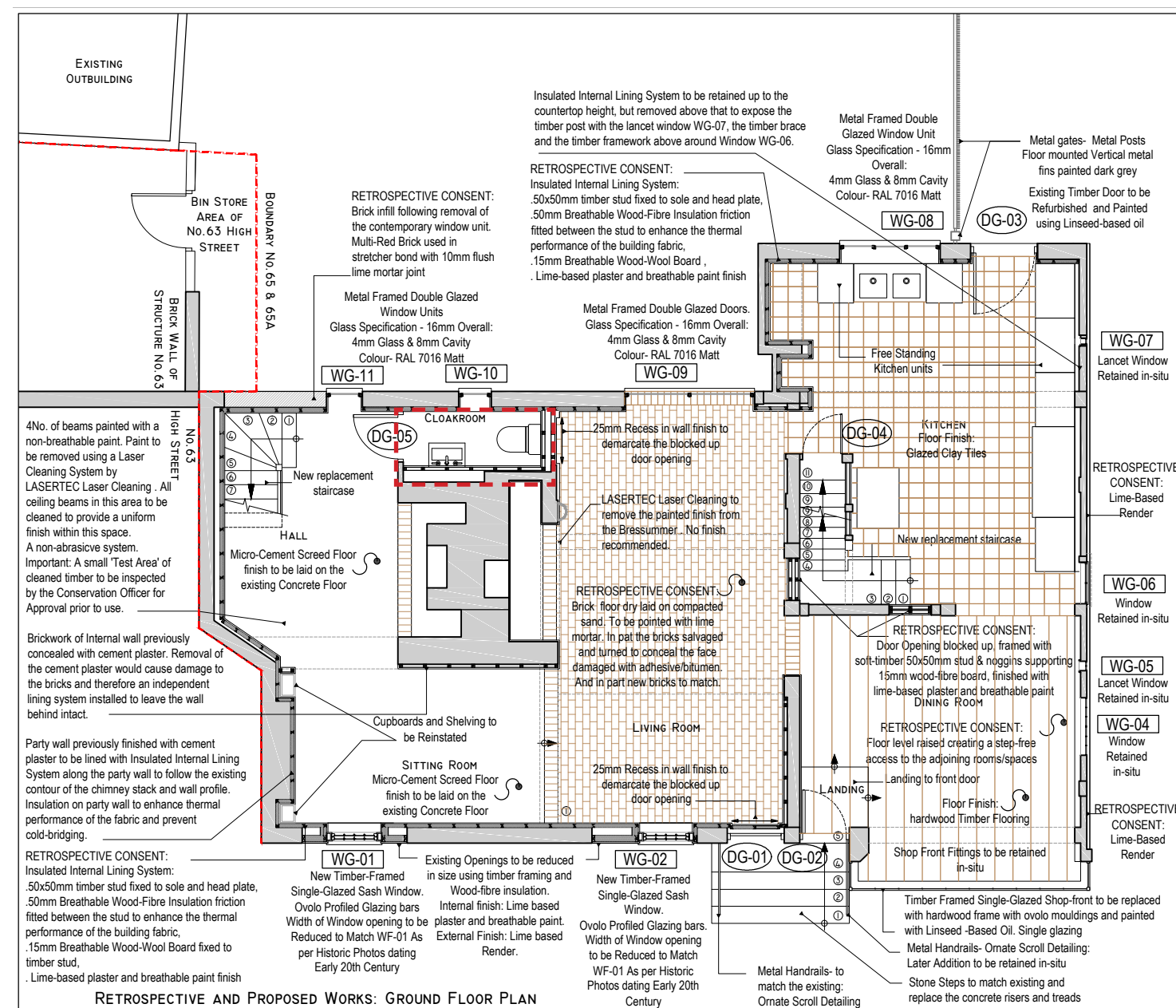
CONTEXTUAL SETTING & ANALYSIS

LISTED BUILDING - OLD BAKERY, 65 HIGH STREET

Comparison of existing and proposed (and approved) plans for the Old Bakehouse ground floor highlights the new location of toilet within the historic building.



Application DM/23/2304 Existing Ground Floor Plan

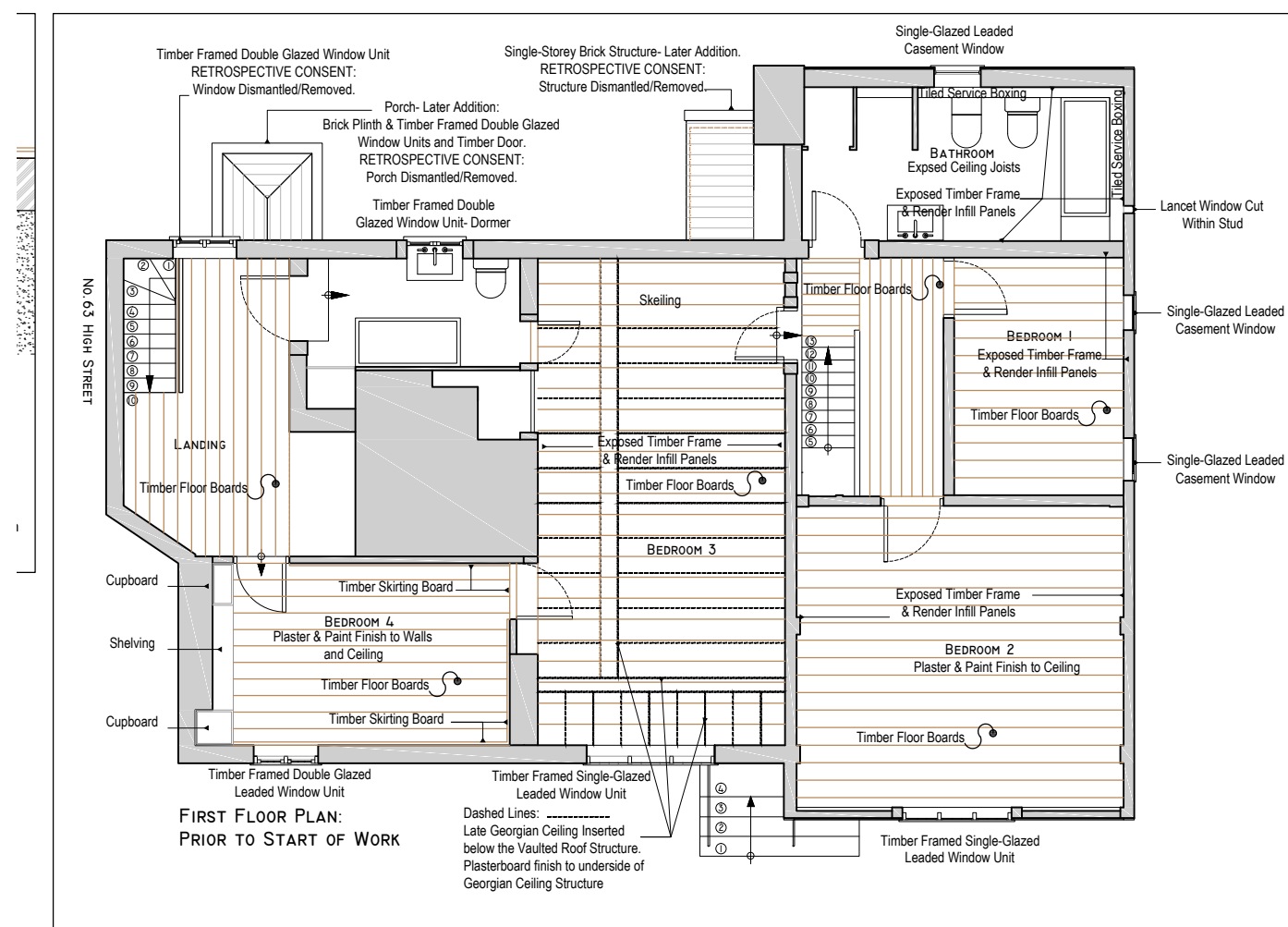


Application DM/23/2304 Proposed Ground Floor Plan

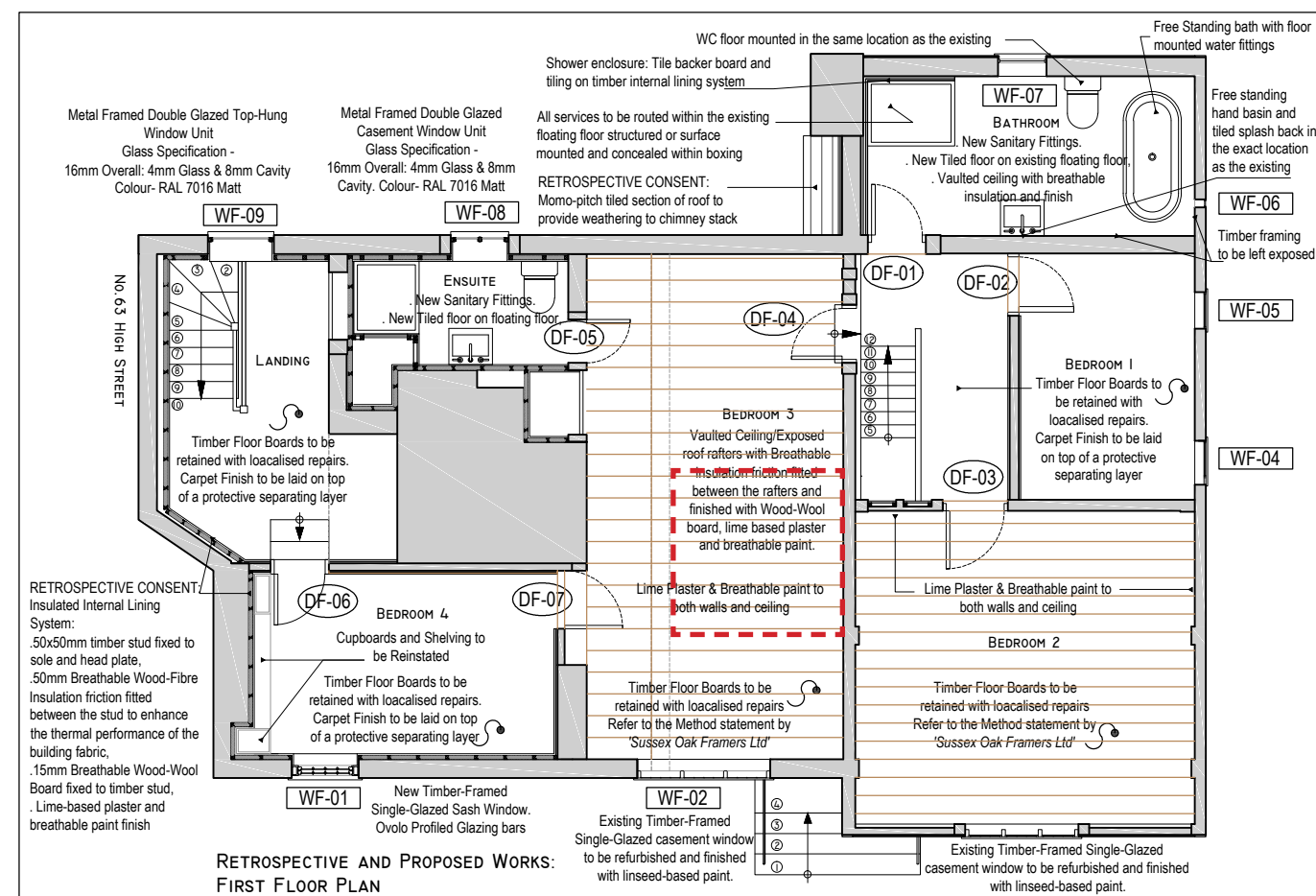
CONTEXTUAL SETTING & ANALYSIS

LISTED BUILDING - OLD BAKERY, 65 HIGH STREET

Comparison of existing and proposed (and approved) plans for the Old Bakehouse first floor highlights the changes to first floor ceiling.



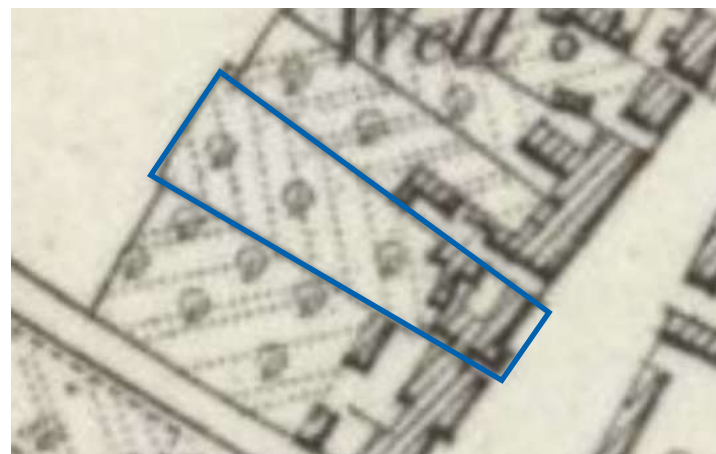
Application DM/23/2304 Existing First Floor Plan



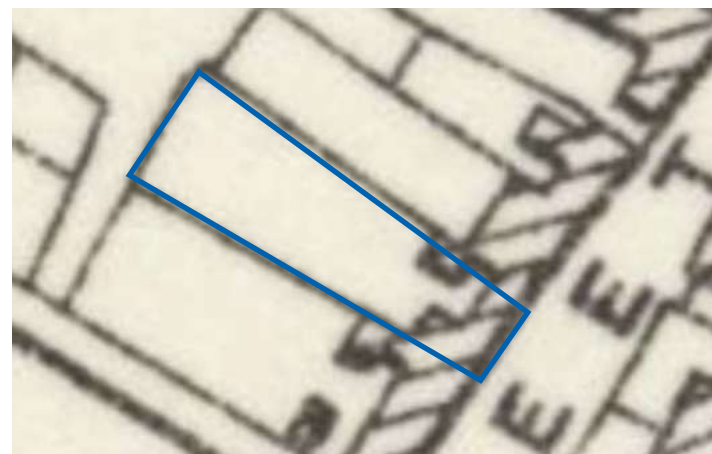
Application DM/23/2304 Proposed First Floor Plan

CONTEXTUAL SETTING & ANALYSIS

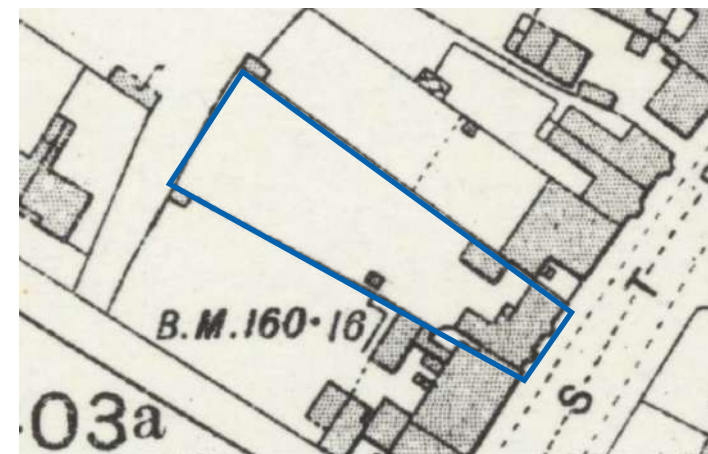
107, HIGH STREET - HISTORIC MAPS



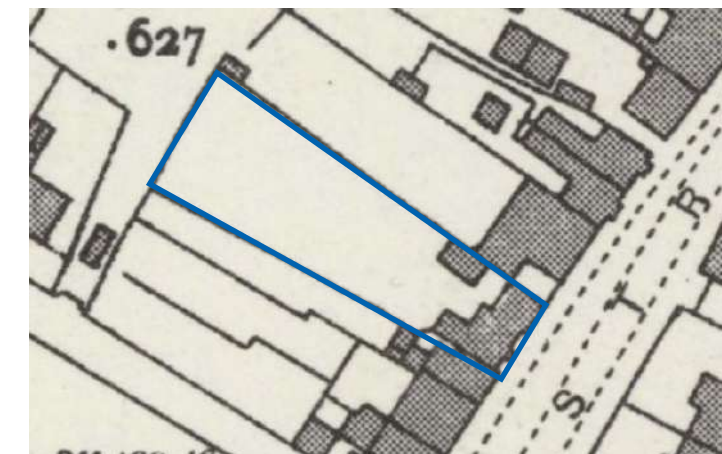
1874
On the map from 1874, the building is shown with the shopfront element to the southeast and detached bakehouse to the rear.



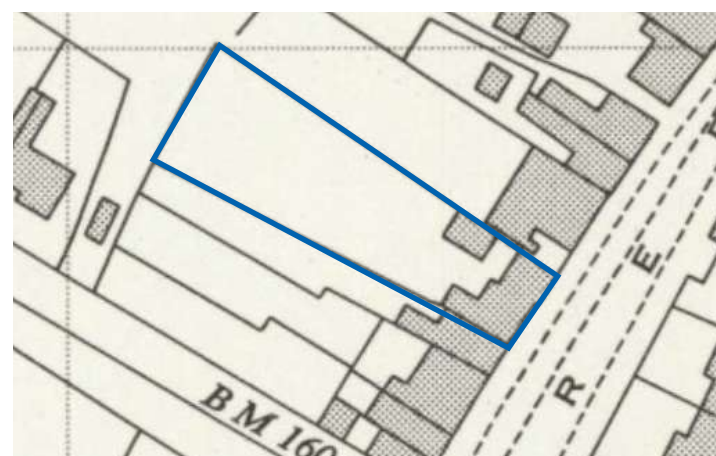
1896
By 1896, the mapping of the plot remains the same and the bakehouse is shown as detached. The Victorian projecting rear wing is also quite notable, but the front lacks a shape definition – though clearly no notable changes following change of use are evident.



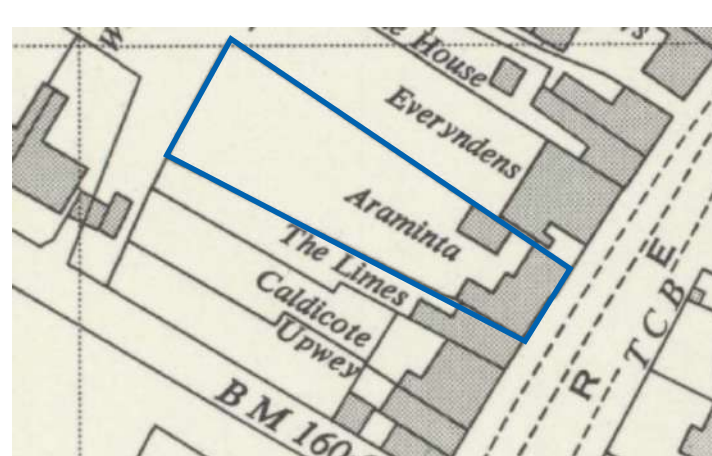
1909
By 1909, the mapping suggests that there might be a form of connection from the house to the bakehouse. This may have been in existence in 1896, but the mapping definition is not clear enough to confirm definitively. There has been land development to the west of the plot.



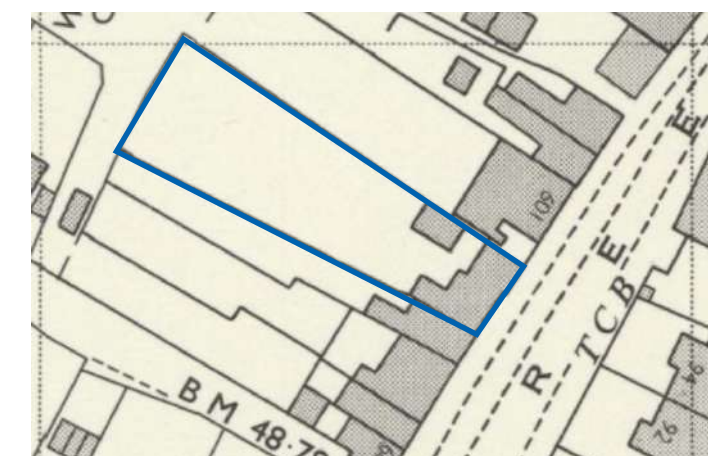
1938



1954



1961
Confirmation of the alternative name on the 1961 map, 'Araminta'.



1970
By 1970 little has changed.



2001
Rear extension and conservatories constructed in early 2000s connected the dwelling with the bake house.

 Site Boundary

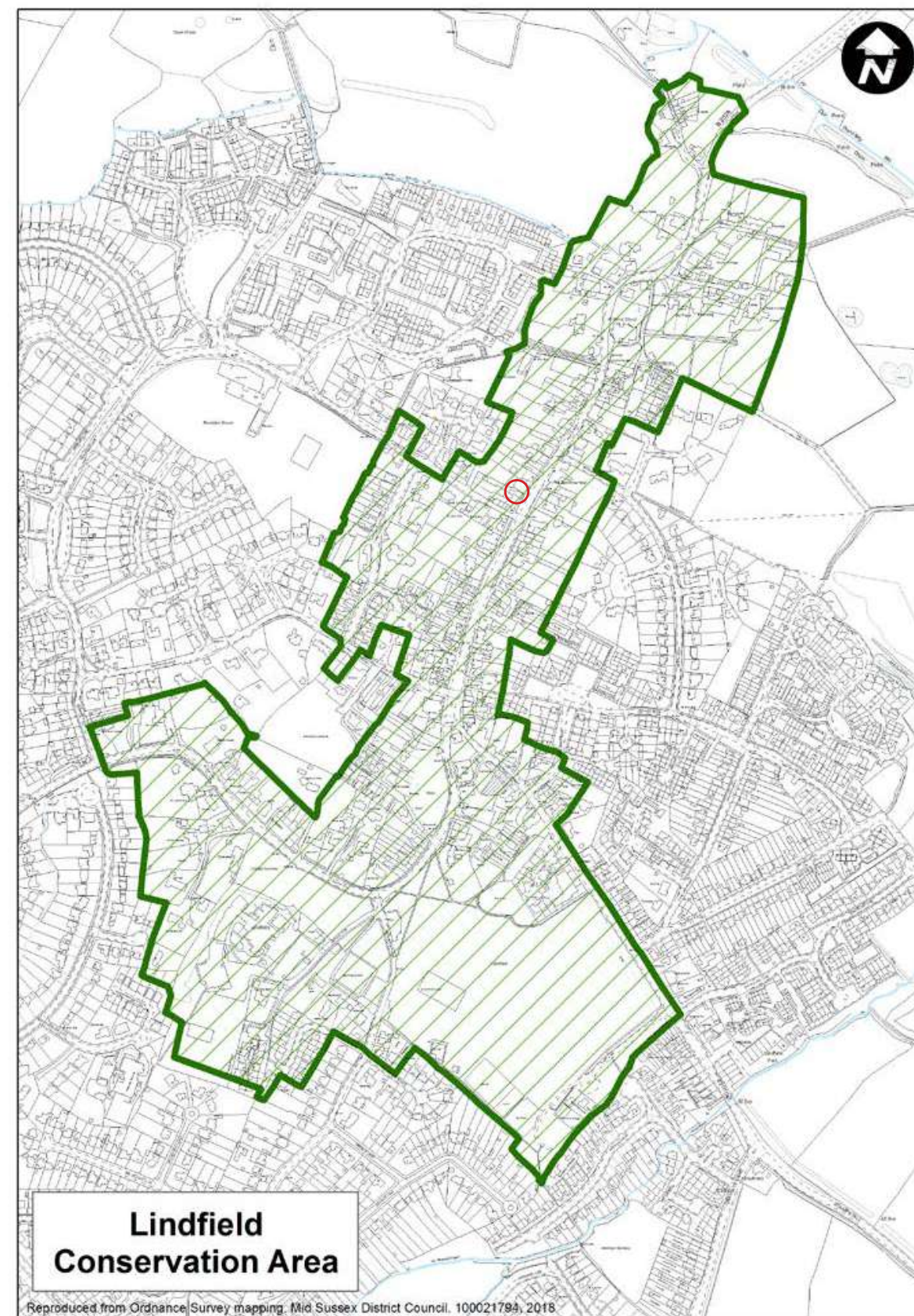
CONTEXTUAL SETTING & ANALYSIS

LINDFIELD CONSERVATION AREA

Lindfield Conservation Area was designated in 1969 in recognition of the special architectural quality and historic interest of the High Street and the area around the Common. The Conservation Area was first extended in 1989 to include the properties in Black Hill and again in 1998 to include Compton Road.

Lindfield has a strong individual village identity with a pond, a common, a church dating from the 13th century and a High Street. The High Street is lined with many buildings of architectural interest. Although representative of a variety of periods there are a number of buildings of medieval origin and the Georgian period. One of the most attractive features in the south part of the High Street is the way in which shops alternate with other uses. Black Hill forms an important approach to the village, the hill and the bend in the road providing changing views of trees and buildings and a glimpse of the Common beyond. Compton Road is indicative of how Lindfield grew in the early twentieth century, comprising mainly brick built dwellings with clay tiled roofs and retaining many of their original features. The following features, in particular, contribute to the character of the Conservation Area:

- *the variety of buildings both in terms of age and architectural style and detail including timber framing, a variety of brick bonds, original features such as windows, chimneys and doors;*
- *the use of natural and traditional building materials including clay tiled roofs, sandstone, Horsham Stone roofs, mathematical tiles, tile hanging and stucco;*
- *the rising curve of the High Street with the Church as a focal point;*
- *a tree and hedge lined approach into the village from the north;*
- *the presence of trees and hedges around and between the buildings in Black Hill which contribute to the overall character and appearance of the area;*
- *the trees along the High Street;*
- *the work of Charles Kempe at Old Place; and*
- *the large residential properties in Black Hill set well back from the road in spacious grounds.*



Lindfield Conservation Area - plan extracted from 'Conservation Areas in Mid Sussex'

○ Indicative site location



PART II | PLANNING HISTORY



PLANNING HISTORY

RELEVANT PLANNING APPLICATIONS

<u>LF/010/87</u> Granted: 13/03/1987 Description: ‘ <i>Change of Use - From Restaurant to Residential - Approved (Approval (Renewed under reference LF/007/92, 03/04/1992))</i> ’	<u>LF/083/96/AP1</u> Granted: 26/07/1999 Description: ‘ <i>Amended Plans: 2 storey rear extension and demolish two storey housing WCs.</i> ’	<u>DM/22/3694 & DM/22/3695</u> <u>(concurrent Listed Building Consent Application)</u> <u>Amended plans received on 17th March 2023</u> Granted: 12/05/2023 Description: ‘ <i>Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting.</i> ’	<u>DM/23/1605</u> Granted: 11/10/2023 Description: ‘ <i>Discharge of Planning Conditions No’s: 1,2,3,4,9,11 and 12 relating to planning application DM/22/3695</i> ’
<u>LF/063/87 and LF/064/87</u> Granted: 11/08/1987 Description: ‘ <i>Extension and alterations to provide living accommodation following change of use from restaurant</i> ’	<u>LF/084/96/AP1</u> Granted: 26/07/1999 Description: ‘ <i>Amended Plans: Two storey rear extension and demolish flat roof rear extension.</i> ’		<u>DM/23/2785</u> Granted: 18/12/2023 Description: ‘ <i>Replacement front entrance door. This application seeks to amend the design approved under references DM/22/3694 and DM/22/3695, and the detailing subsequently approved under Discharge of Conditions references DM/23/1565 and DM/23/1605.</i> ’
<u>LF/007/92</u> Granted: 03/04/1992 Description: ‘ <i>Renewal of unimplemented permission LF/010/87. Change of use from restaurant to residential.</i> ’	<u>02/008521 & 02/00852/LBC</u> Granted: 09/07/2002 Description: ‘ <i>Addition of a single storey conservatory to rear of existing building and addition of a dormer window to existing single storey outhouse.</i> ’		<u>DM/23/3089</u> Granted: 04/12/2023 Description: ‘ <i>Replacement front entrance door.</i> ’
<u>LF/083/96</u> Granted: 11/03/1997 Description: ‘ <i>2 storey rear extension and demolish two storey housing WCs.</i> ’	<u>08/02665/FUL</u> Refusal: 17/10/2008 Description: ‘ <i>Construction of 2 bedroom single storey dwelling on land to the rear of 107 High street, Lindfield together with the removal of sections of fence to enable provision of vehicle access for 105, and 103 High Street.</i> ’	<u>DM/23/1565</u> Granted: 11/10/2023 Description: ‘ <i>Discharge of conditions 3, 5, 6, 8 and 9 in relation to DM/22/3694.</i> ’	<u>DM/24/0987</u> Granted: 04/10/2024 Description: ‘ <i>Retrospective application to re-build the chimney after work commenced on previous application DM/22/3694, where chimney crumbled away.</i> ’
<u>LF/084/96</u> Granted: 11/03/1997 Description: ‘ <i>2 storey rear extensions and demolish flat roof rear extension.</i> ’	<u>13/03755/FUL</u> Granted: 20/02/2014 Description: ‘ <i>Oak framed detached garage</i> ’		



PLANNING HISTORY

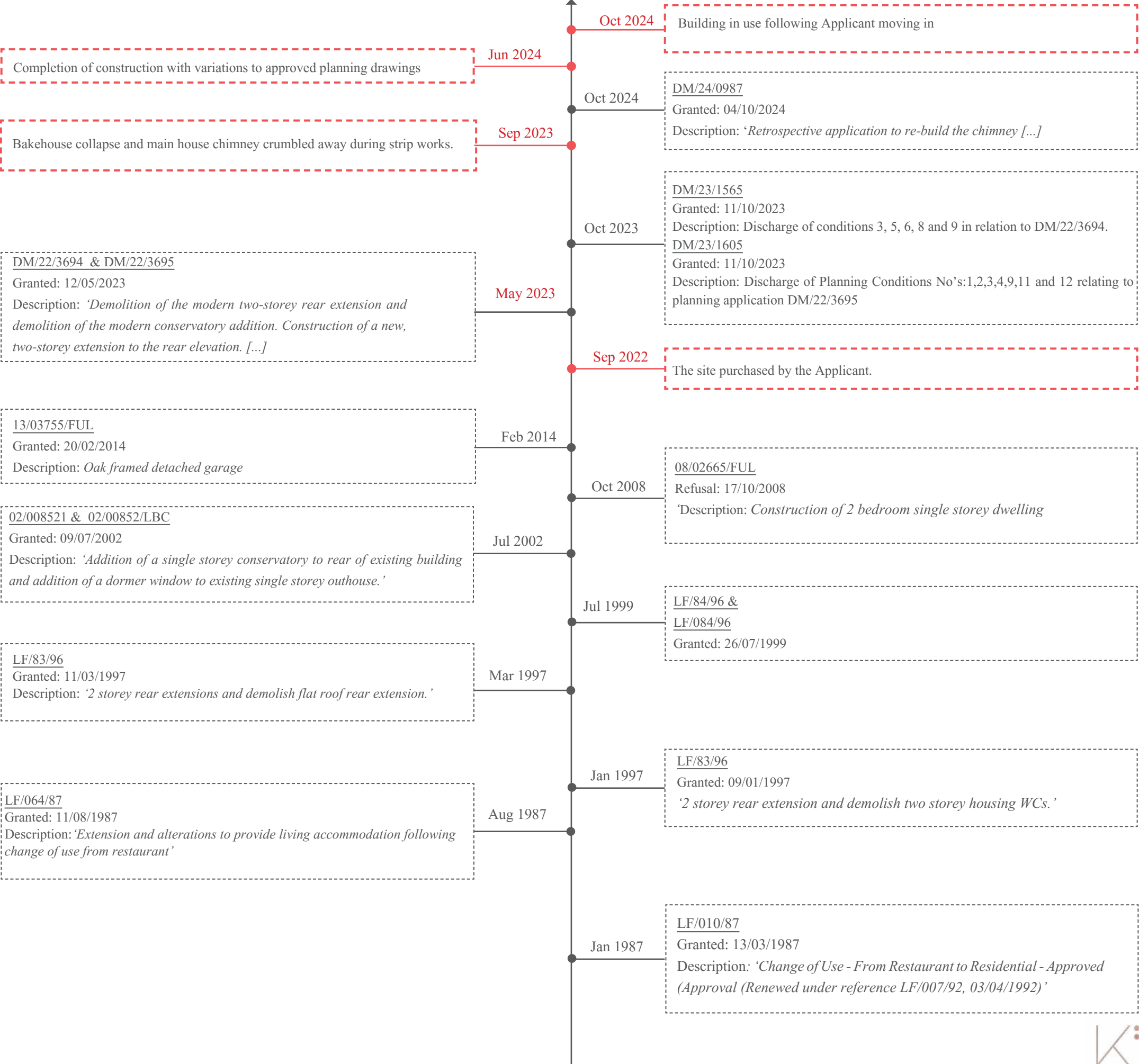
RELEVANT PLANNING APPLICATIONS

The accompanying diagram outlines the timeline of planning approvals granted and key events that have occurred from 1987 to the present.

KEY

Planning approvals

Action / event



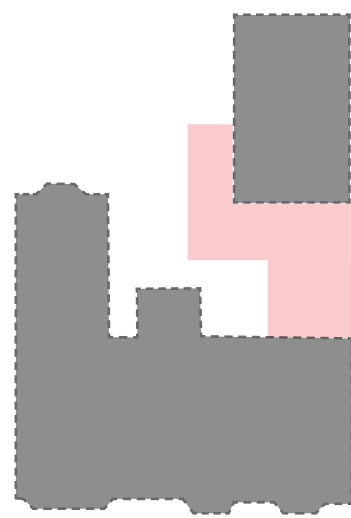
PLANNING HISTORY

TIMELINE OF CHANGES

The accompanying diagram illustrates changes to Marlow House undertaken over time.

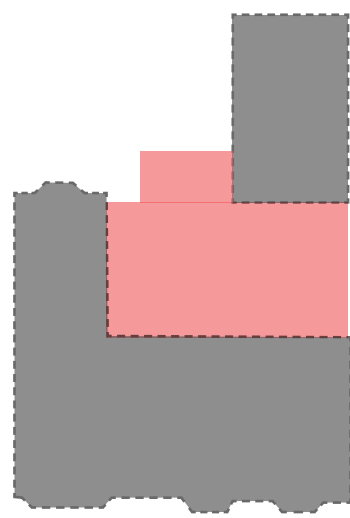
KEY:

-  Historic building
-  Existing addition
-  Two storey new addition
-  Single storey new addition



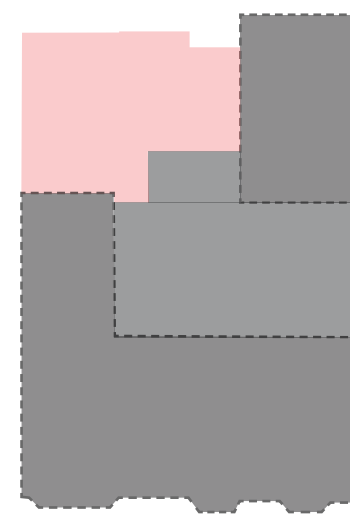
1987

1. LF/064/87
 Granted: 11/08/1987
 Description: 'Extension and alterations to provide living accommodation following change of use from restaurant'



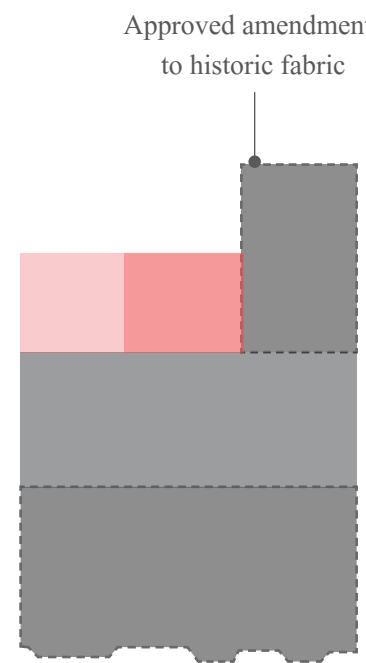
1997

3. LF/083/96
 Granted: 11/03/1997
 Description: '2 storey rear extension and demolish two storey housing WCs.'



2002

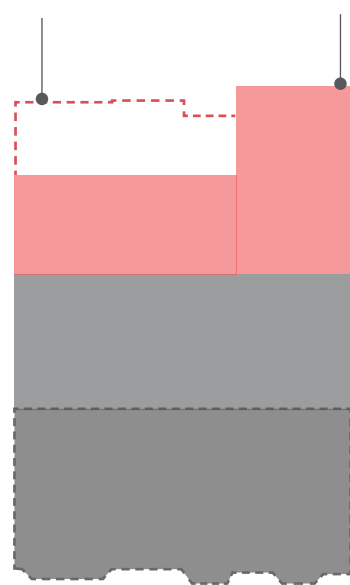
4. 02/008521 & 02/00852/LBC
 Granted: 09/07/2002
 Description: 'Addition of a single storey conservatory to rear of existing building and addition of a dormer window to existing single storey outhouse.'



2023

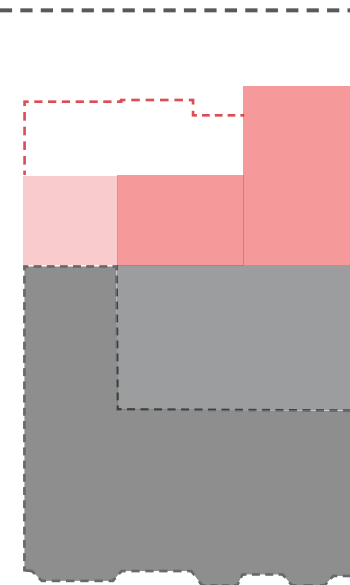
5. DM/22/3694 & DM/22/3695
 Granted: 12/05/2023

Approved amendments to historic fabric



2024

6. DM/22/3694 & DM/22/3695
 Granted: 12/05/2023
 Constructed: April 2024
 (with variations to approved drawings)



2026

7. Retrospective application for:
 - works as approved under DM/22/3694 / DM/22/3695
 - works deviating from the approved scheme
 - proposed works regularising the scheme



PLANNING HISTORY

LF/064/87

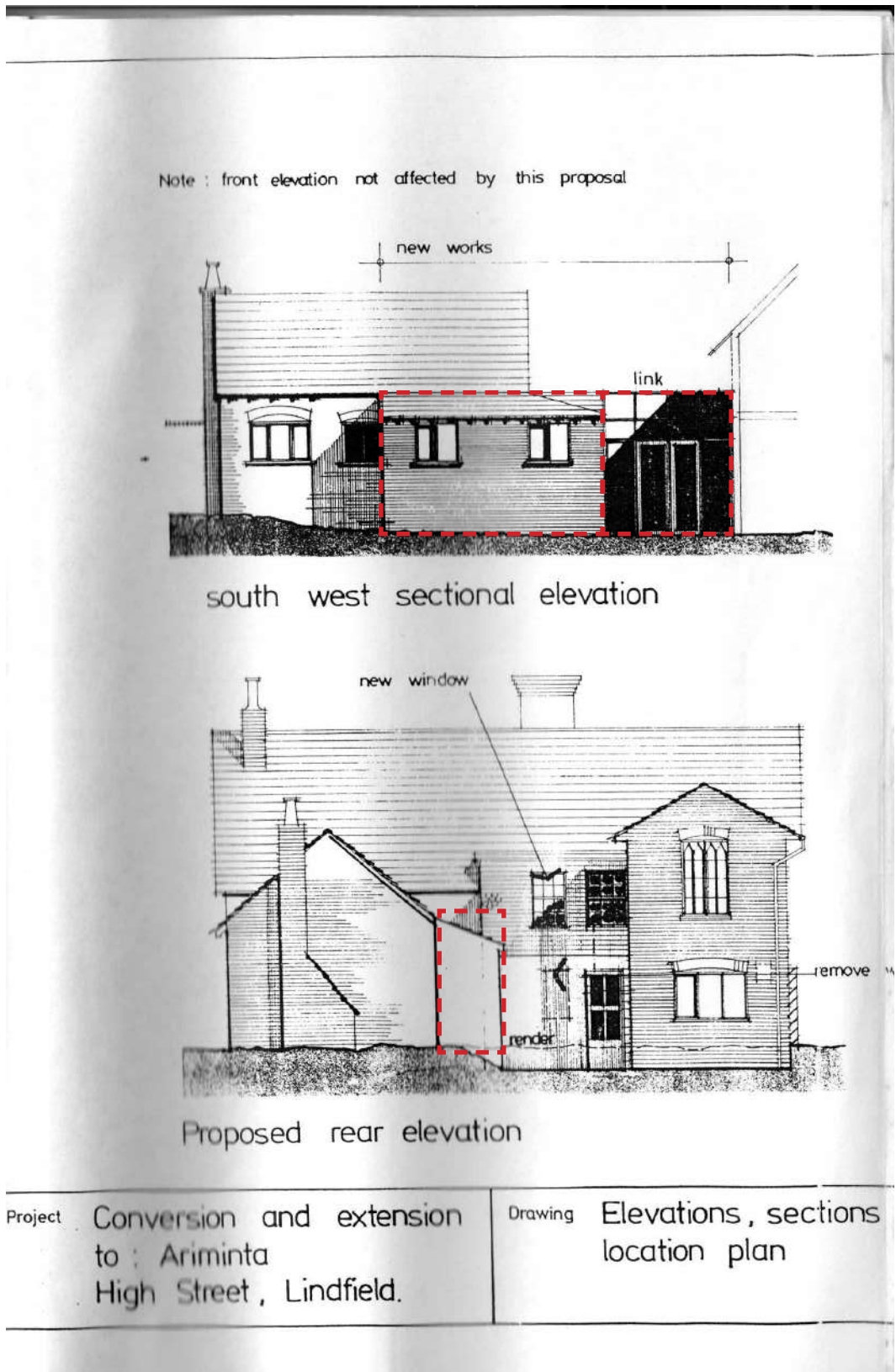
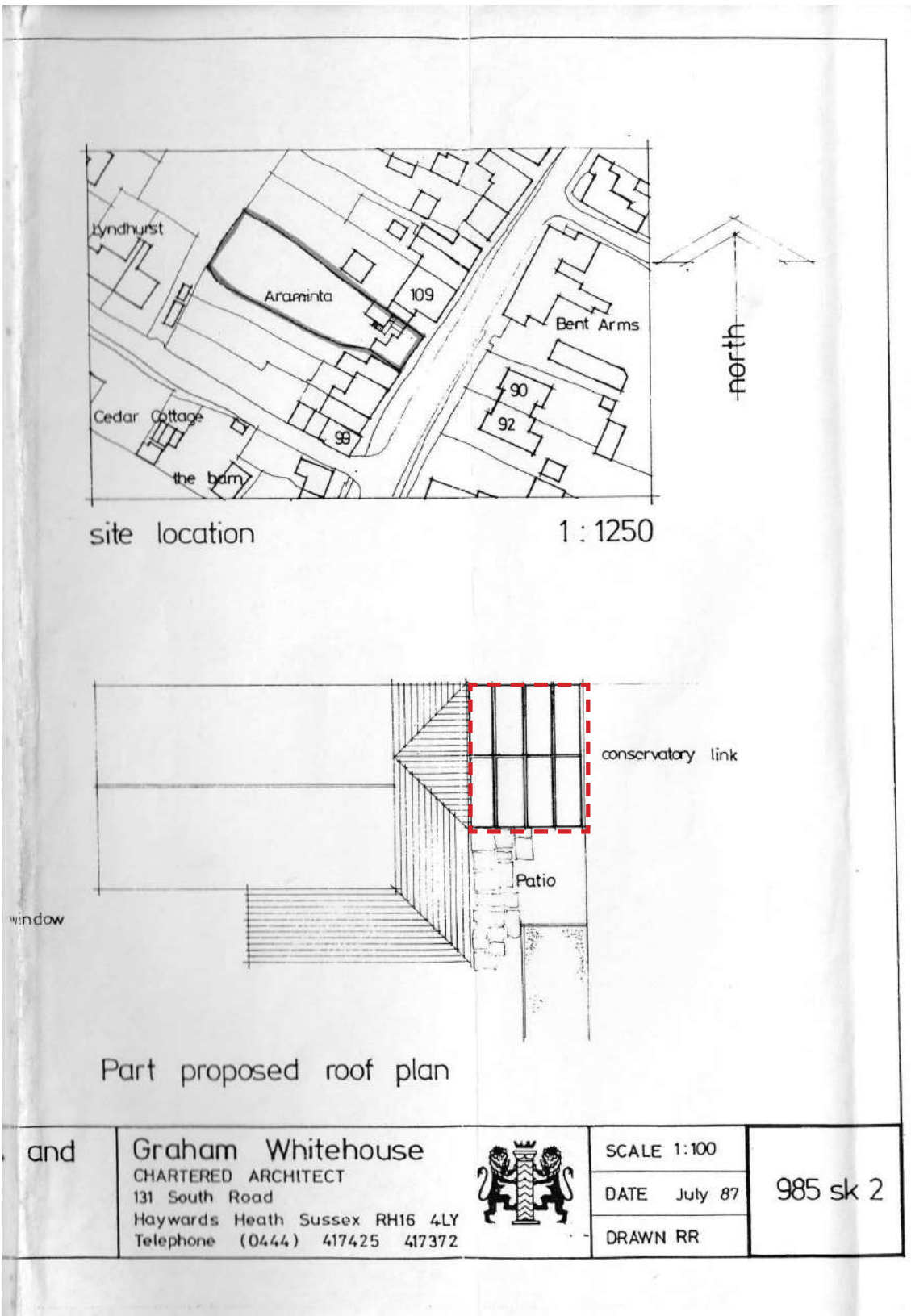
LF/063/87 and LF/064/87

Granted: 11/08/1987

Description: 'Extension and alterations to provide living accommodation following change of use from restaurant'

OBSERVATIONS:

- Proposed connection of bake house to the main dwelling established by introduction of glazed link
- Chimney on front slope is not as it appears today
- Bakehouse was extended sideways, extensions disruptive to the reading of the listed outbuilding



Approved drawings under application LF/064/87

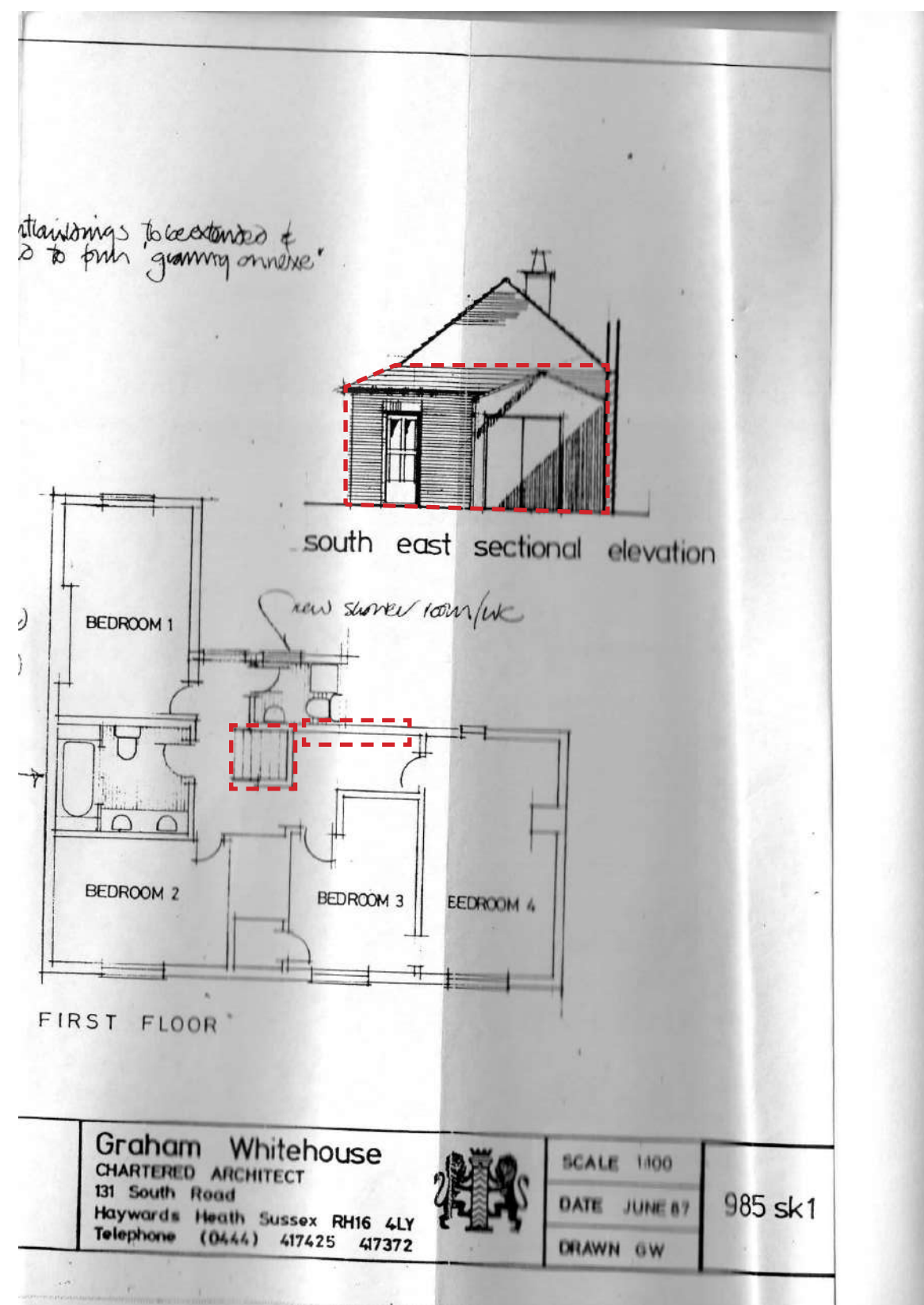
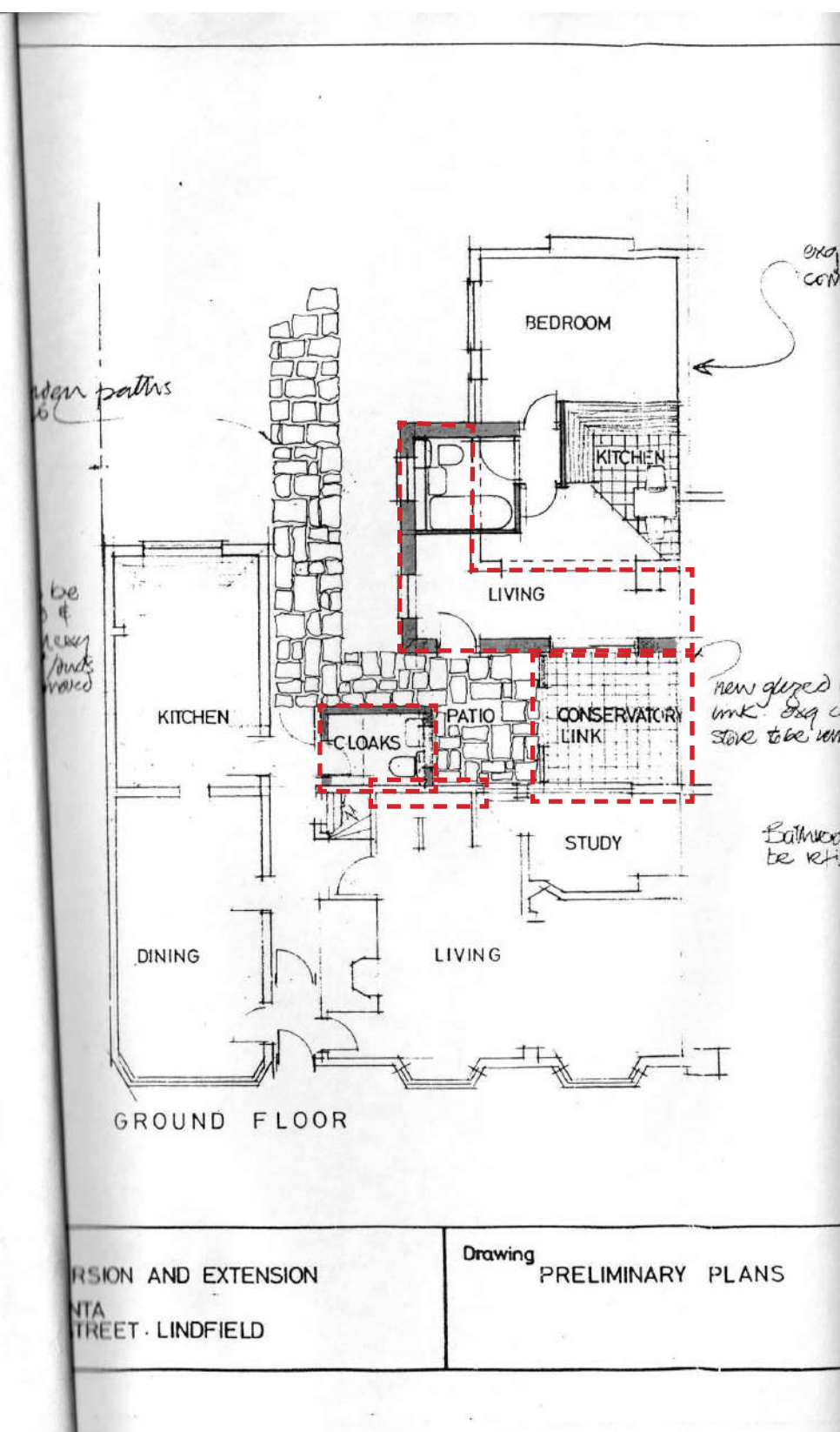


PLANNING HISTORY

LF/064/87

OBSERVATIONS:

- Proposed connection of bake house to main dwelling established by introduction of glazed link
- Chimney on front slope is not as it appears today
- Bake house was extended sideways
- Principle of a downstairs cloakroom was established
- Straight stair shown at first floor, not a second winding stair as on ground floor
- Bakehouse was extended sideways, extensions disruptive to the reading of the listed outbuilding
- No casement windows on rear elevation - these were not original features



Approved drawings under application LF/064/87

PLANNING HISTORY

LF/83/96

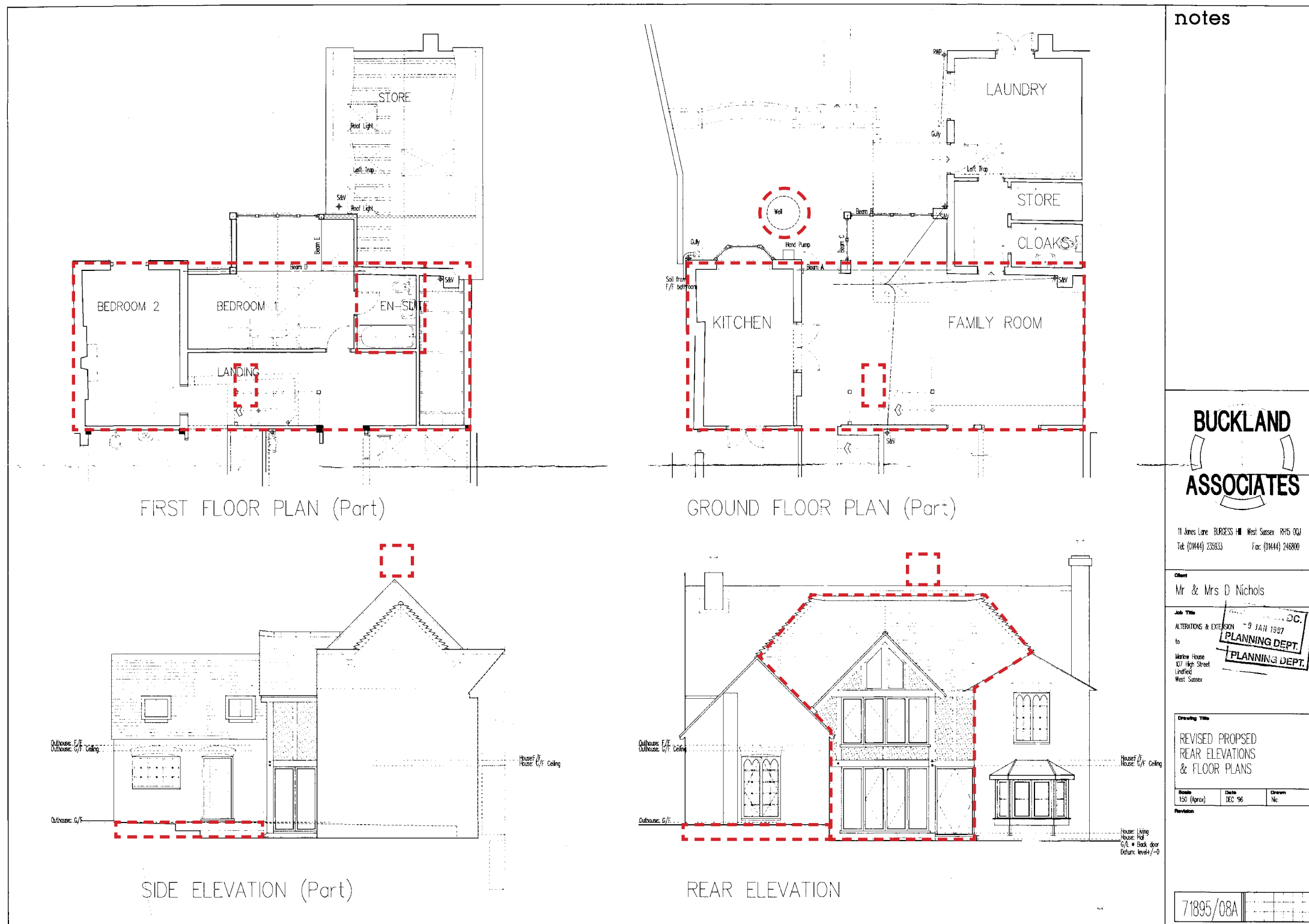
LF/83/96

Granted 09/01/1997

Proposal: '2 storey rear extensions and demolish 2 storey rear extension housing WCs.'

OBSERVATIONS:

- Proposals reinforced connection of bakehouse to main dwelling with full width extension, significantly changing the character and appearance of the property
- Incongruous roof form developed with different angled pitches and heights to the gables
- Levels reduced externally at foot of bakehouse
- Window heads and cills misaligned
- Window types all differ
- Building line of current 1st floor extension established
- Principle of bathroom in the roof space of the master suite established
- Well established on plan
- No chimney stack captured on drawings



Approved drawings under application LF/83/96

PLANNING HISTORY

LF/084/96/AP1

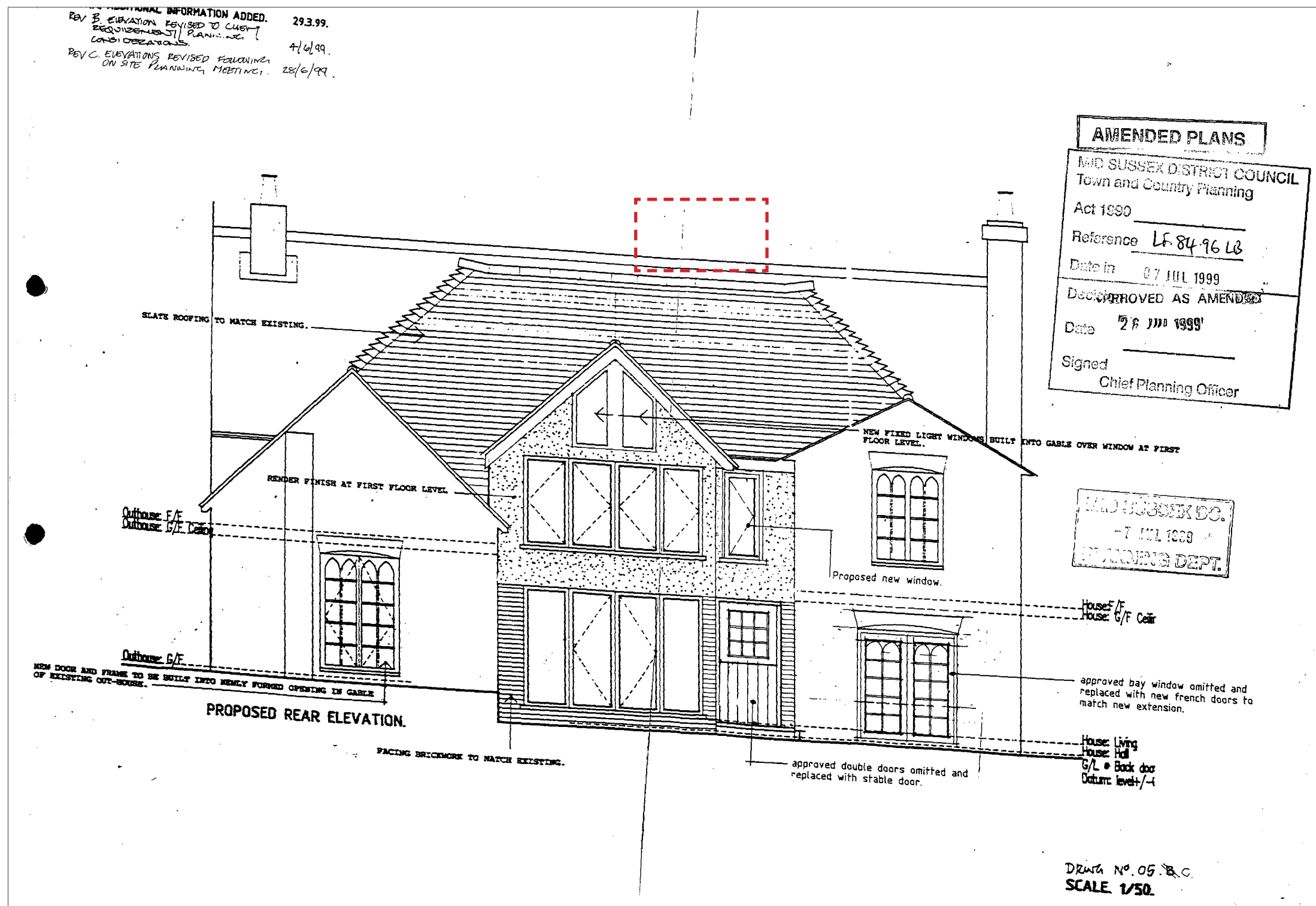
LF/084/96/AP1

Granted: 26/07/1999

Description: 'Amended Plans: Two storey rear extension and demolish flat roof rear extension.'

OBSERVATIONS:

- Proposals reinforce connection of bakehouse to main dwelling with full width extension, significantly changing the character and appearance of the property
- Incongruous roof form developed with different angled pitches and heights to the gables.
- Levels reduced externally at foot of bakehouse
- Window heads and cills misaligned
- Window types all differ
- Building line of current 1st floor extension established
- Principle of bathroom in the roof space of the master suit established
- Well established on plan
- Principle of timber cladding established
- No chimney stack captured on drawings



Approved drawing under application LF/084/96/AP1

PLANNING HISTORY

LF/02/00852/LBC

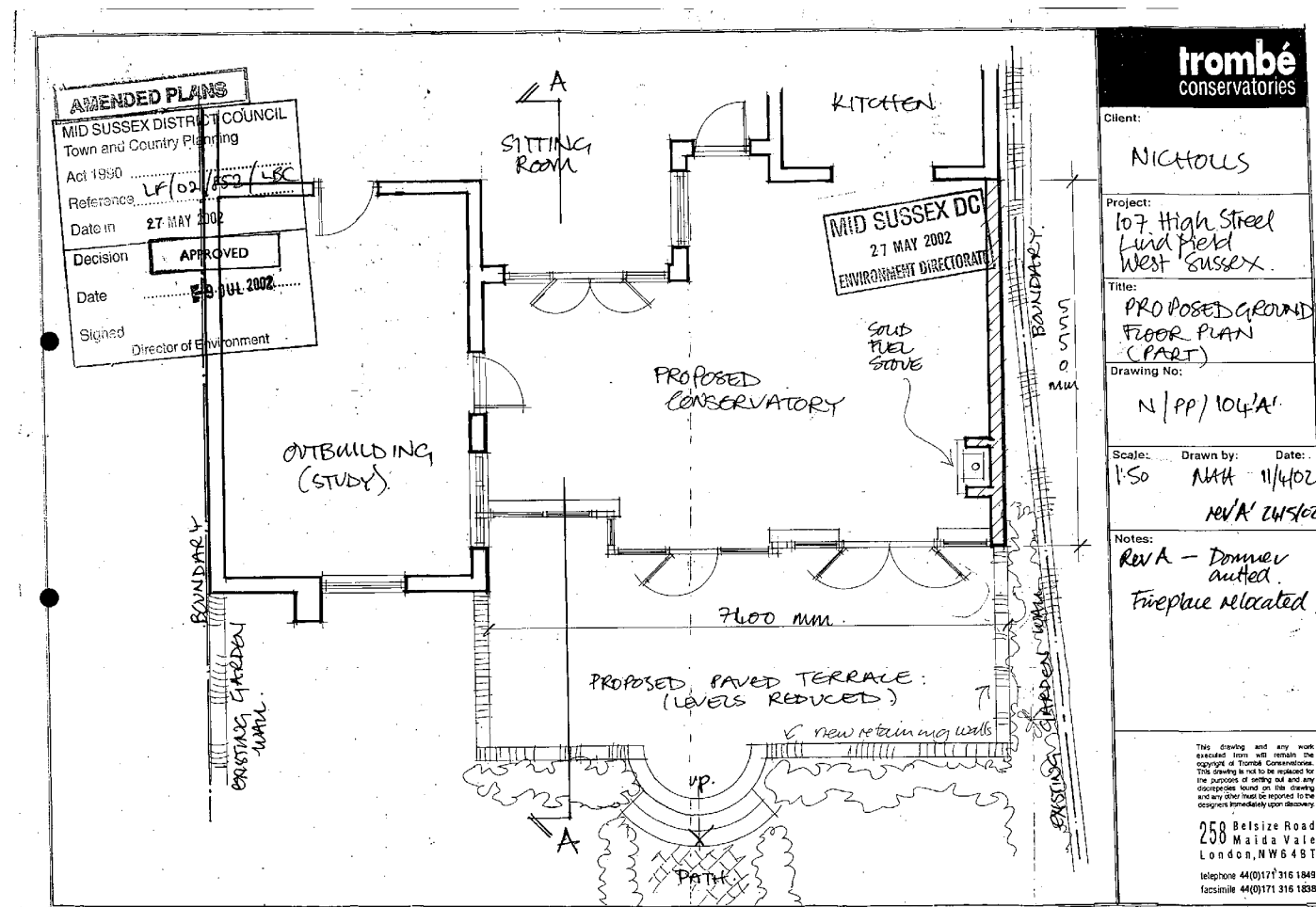
LF/02/00852/LBC

Granted: 09/07/2002

Description: 'Addition of a single storey conservatory to rear of existing building and addition of a dormer window to existing single storey outhouse.'

OBSERVATIONS:

- Proposals reinforce connection of bake house to main dwelling with full width extension in form of conservatory, significantly changing the character and appearance of the property
- Levels reduced externally at foot of bakehouse and across patio



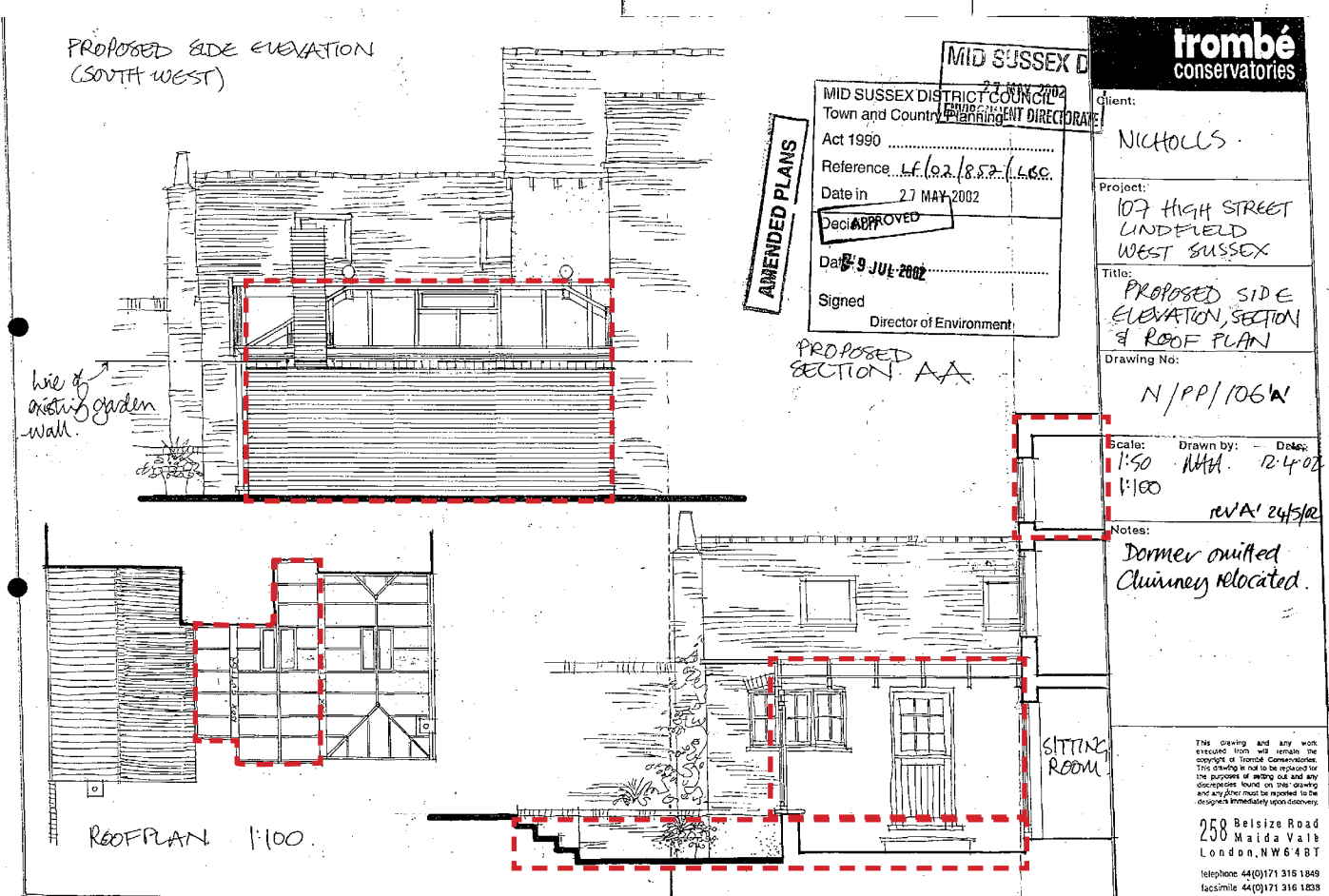
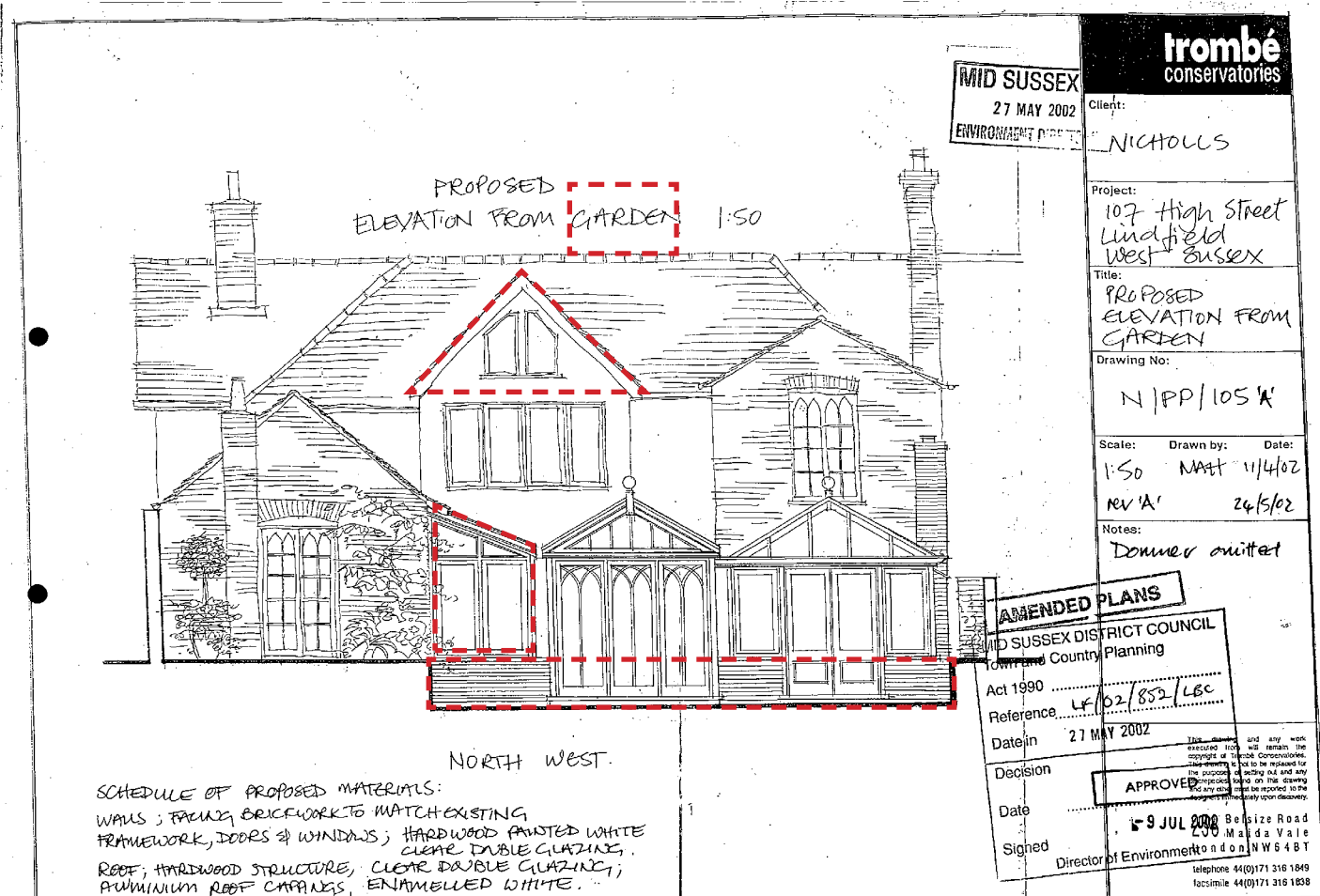
Approved drawing under application LF/02/00851

PLANNING HISTORY

LF/02/00851

OBSERVATIONS:

- Proposals reinforce connection of bakehouse to main dwelling with full width extension, significantly changing the character and appearance of the property
- Legibility of the bake house is heavily diluted and almost illegible from the side elevation
- Incongruous roof form developed with different angled pitches and heights to the gables with awkward valleys created between the different glazed forms.
- Levels reduced externally at foot of bakehouse and across patio
- Window heads and cills misaligned
- Window types and styles all differ
- Building line of current 1st floor extension established
- Principle of a room in roof space reinforced on section
- New extensions adjacent to the Bakehouse disruptive to the reading of the listed outbuilding
- No chimney stack captured on drawings



Approved drawings under application LF/02/00851

PLANNING HISTORY

13/03755/FUL

13/03755/FUL

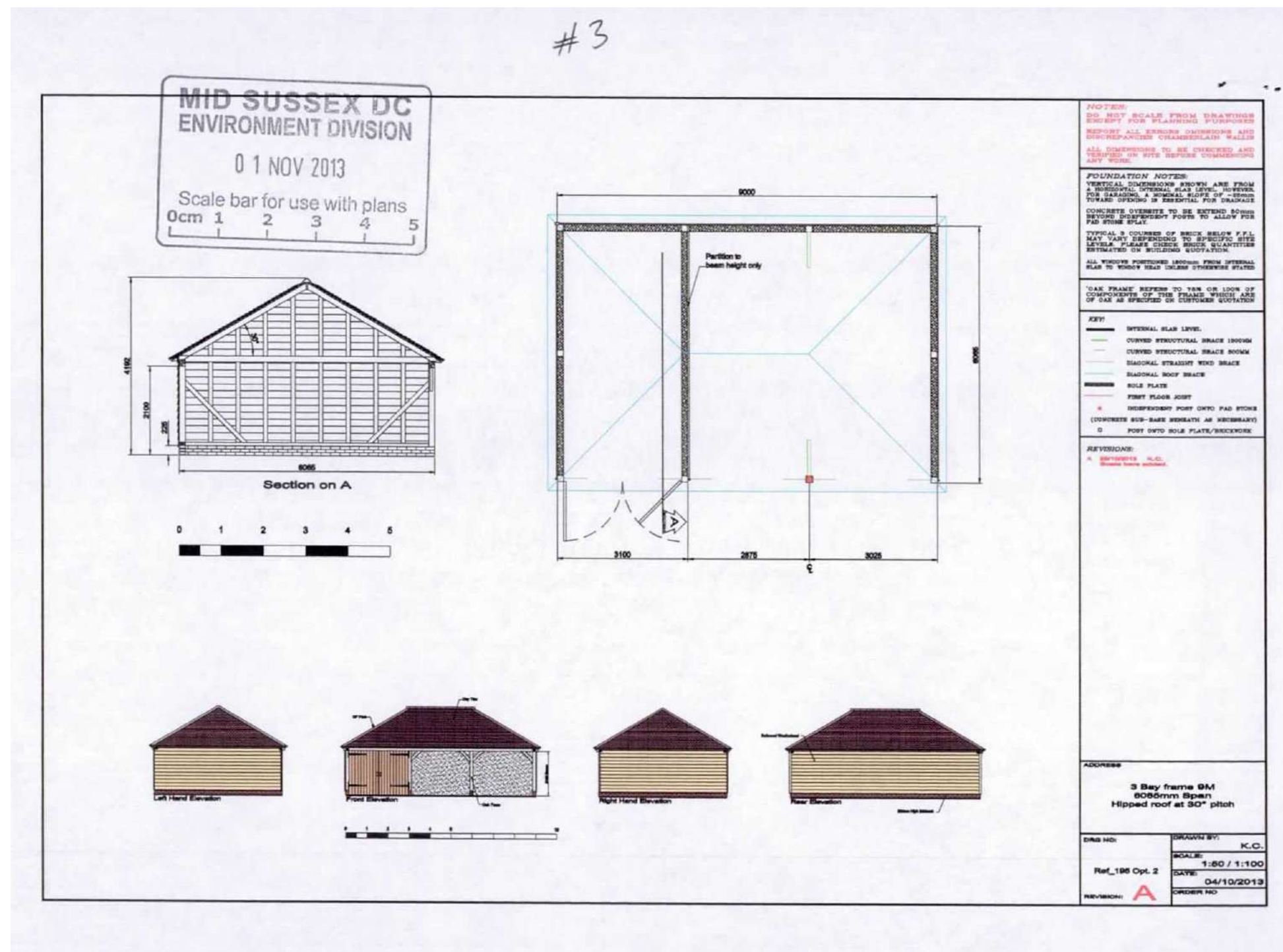
Granted: 20/02/2014

Description: 'Oak framed detached garage'

(Implemented, construction never finished)

OBSERVATIONS:

- Proposals reinforce use of timber cladding on the site with the addition of a timber clad garage and car port block



Approved drawing under application 13/03755/FUL

PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

The scheme for extensive works to Marlow House was developed by Gould Baxter Architects was granted planning permission in May 2023. The works undertaken and completed by the Applicant in 2024 followed this scheme but deviated from it.

The approved scheme has been interrogated to assess the extent of deviation in the ‘as-built’ building.

SUMMARY:

DM/22/3694 & DM/22/3695
Granted: 12/05/2023
Description:

‘Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting.’

FULL LIST OF PROPOSED WORKS:

Planning Application and Listed Building Consent Application DM/22/3694 & DM/22/3695 developed by Gould Baxter Architects introduced a scheme including the following works:

- Demolition of the existing part single and part two-storey additions to the rear elevation;
- Construction of a contemporary two-storey extension to the rear elevation, incorporating elements of the two-storey extension that dates from circa 1830;
- Retention of the existing Bakehouse building, with internal alterations to remove the existing ground floor partitions and mezzanine floor. The ground floor level of the Bakehouse is to be reduced to match the proposed rear extension, and the roof tiles stripped off to allow them to be re-laid with new membrane and insulation applied. Pair of conservation roof windows to be inserted within the south-facing pitched roof slope;
- **Removal of the existing staircases from ground to first floor, and removal of the existing staircase from first floor to attic level;**
- The installation of a new ground to first floor staircase within the proposed extension;
- **The insertion of a ground floor WC with associated window opening created to the south elevation;**
- **Removal of the existing ceiling finishes in the southern portion of the first floor, allowing for a vaulted ceiling with all roof timbers exposed and retained, akin to the existing vaulted ceiling to the northern part of the first floor;**
- Existing pitched roof to the front portion of the building to receive breathable thermal insulation and lime plaster finish between the rafters;
- **The subdivision of the existing middle first floor Bedroom to create an en suite Dressing Room and Shower Room;**
- Various repair works to the existing fenestration, including the roof and chimneys, as identified and detailed on the accompanying elevation and plan drawings;

- Existing windows and doors to be replaced or repaired, as identified and detailed on the accompanying elevation and plan drawings;
- Replacement of the existing conservation roof windows to the rear elevation;
- Existing timber floor over the Cellar to receive thermal insulation;
- Part of existing ground floor to be replaced with a breathable, insulated limecrete floor slab;
- Demolition of the partially-built three bay garage building within the rear garden;
- Construction of a detached three-bay garage adjacent and at a right-angle to the partially-built one being removed;
- Externally, hard and soft landscaping works to the rear, including new paved terracing and steps adjacent to the proposed rear extension, and a new driveway and parking area laid with permeable stone surfacing;
- It is proposed to fell three existing trees – one Magnolia, a small Acer, and one Medlar; all other trees will be retained. The removal of these trees is being dealt with in a separate application to MSDC;
- The provision of electrically-operated timber gates and a single pedestrian gate, set within brick piers and walling, to serve the existing driveway access from Hickmans Lane.

Source: ‘Planning, Design and Access Statement’ prepared by Gould Baxter Architects.

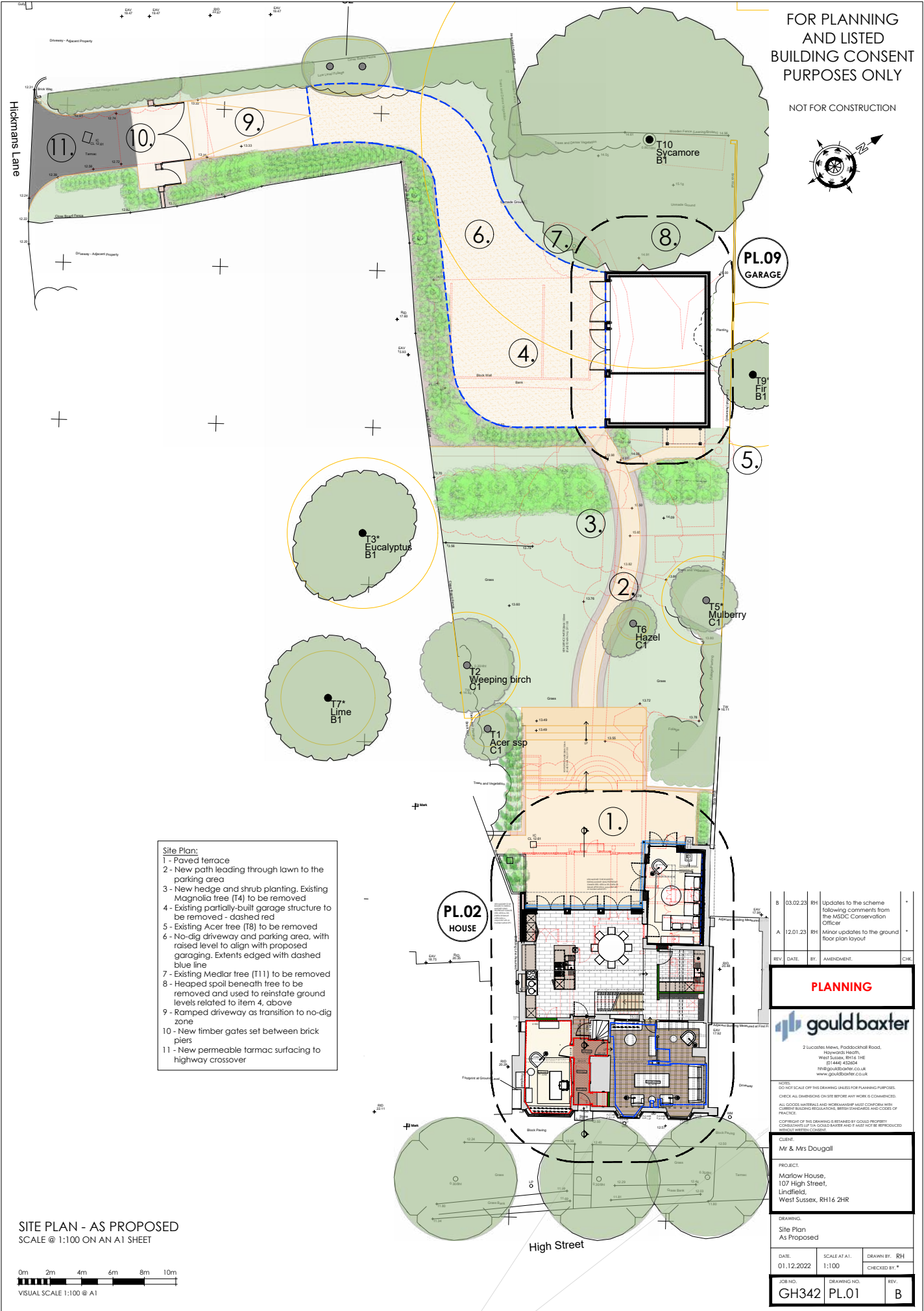


PLANNING HISTORY
DM/22/3694 & DM/22/3695 - APPROVED SCHEME

DM/22/3694 & DM/22/3695
Granted: 12/05/2023

OBSERVATIONS:

- This was the first time the full master plan was shown in
planning application for the site

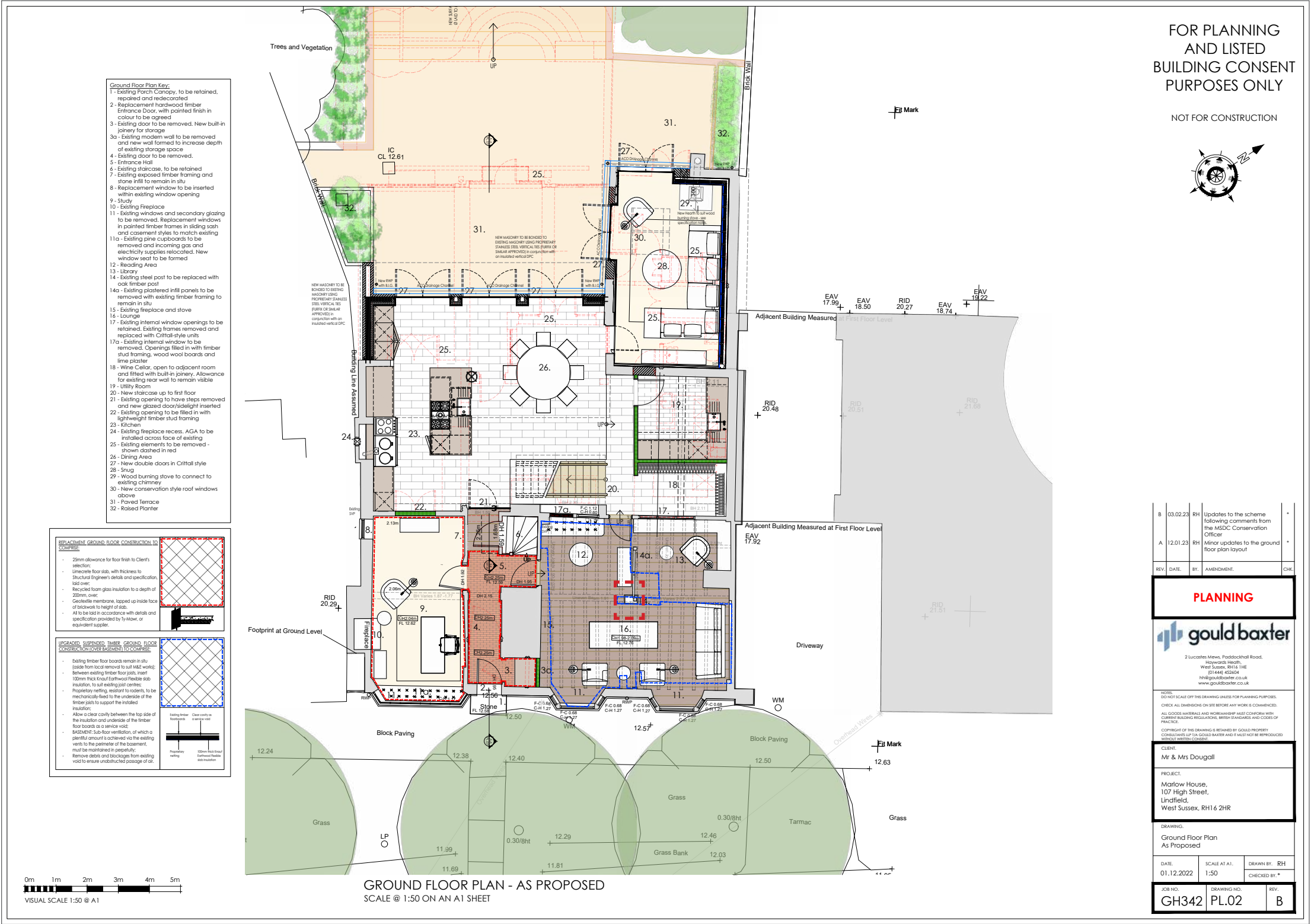


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- The building line is amended to positively impact the bakehouse, allowing it to once again be a legible entity
- Plan form of the bakehouse is more legible
- Original elements of the house have remained secular and honest
- Highly functional open plan space creates a juxtaposition of the historic secular plan in the context of a modern open plan, linking the bakehouse and the original dwelling
- gunstock post already identified as a heritage benefit

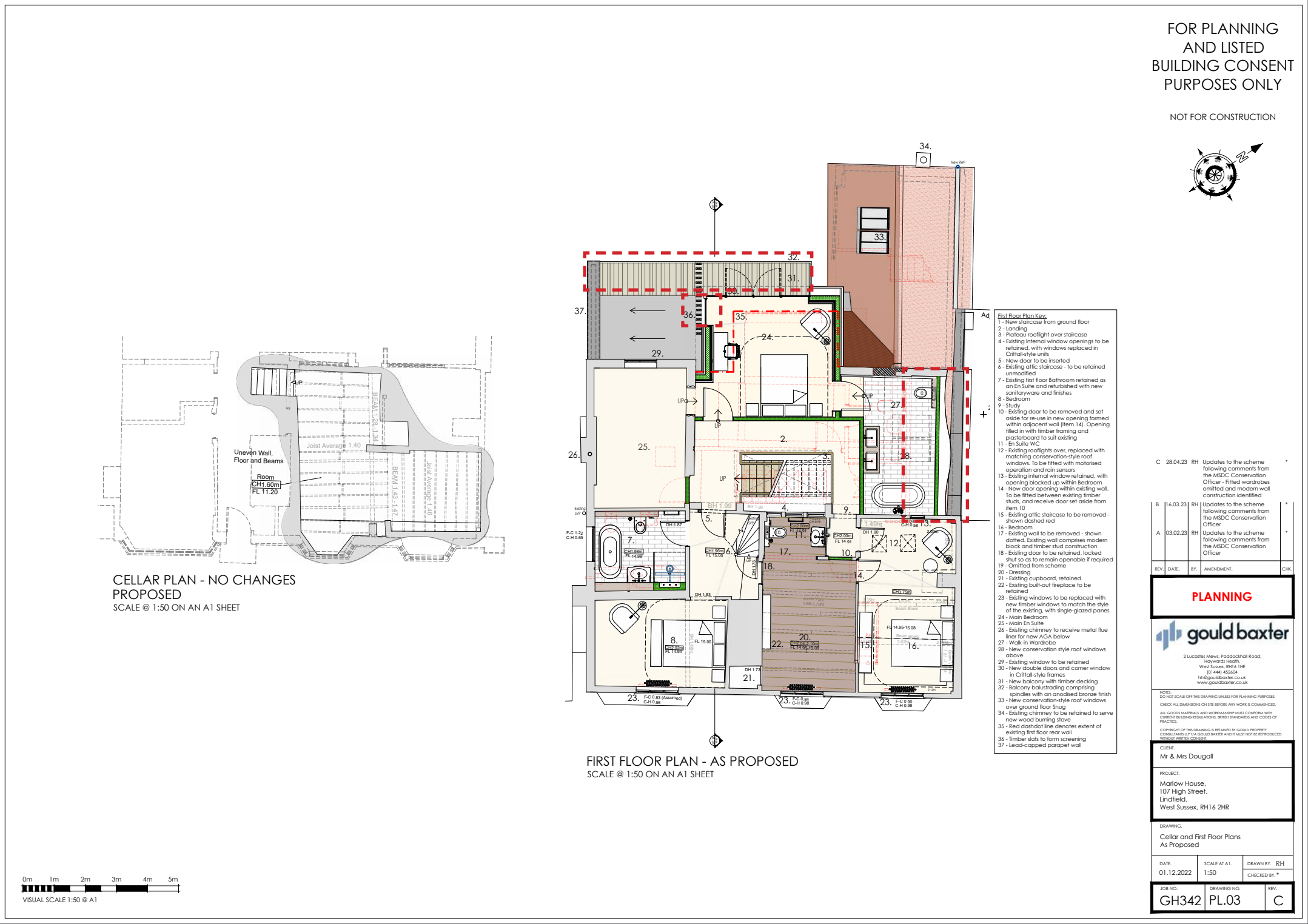


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- Principle of 1st floor terrace / balcony extending across entire rear elevation established
- There’s a clear demarcation that suggests a flat roof is behind and adjacent to the terrace. By virtue of the approved plans, this terrace shows a balustrade along it’s face in plan, but it is not drawn in elevation
- A bathroom was proposed in the roof space to the East boundary, but due to the pitch of the roof, it is not usable, so this was not deliverable without a flat roof infill here.
- Approval for removal of wall to bathroom (in north bedroom) was granted
- First floor south elevation bedroom window could cause issue of overlooking neighbouring premises, issue partially mitigated by introduction of timber screening



Approved drawings under application DM/22/3694 & DM/22/3695

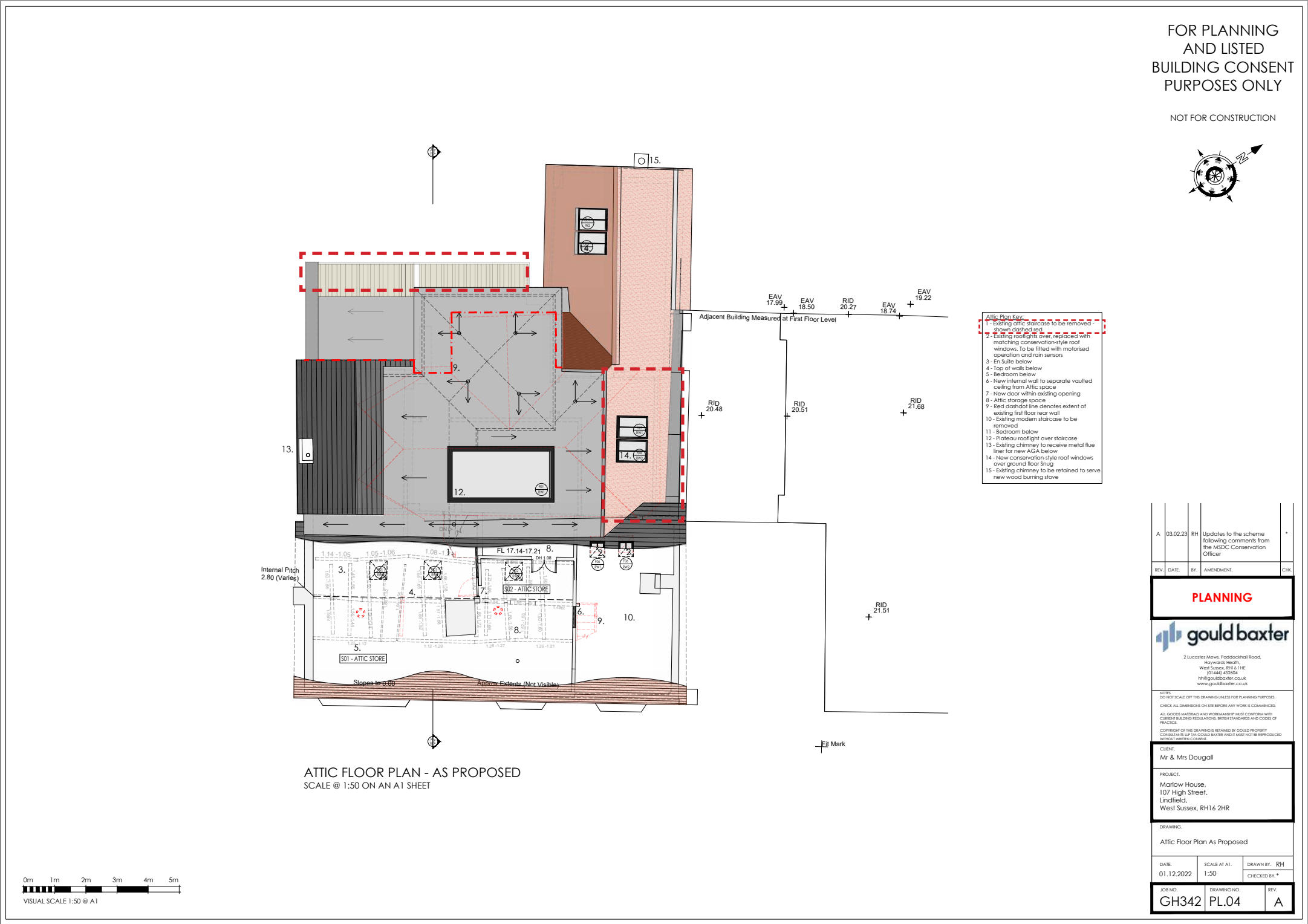


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

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- A bathroom was proposed in the roof space to the East boundary, but due to the pitch of the roof, it is not usable, so this was not deliverable without a flat roof infill here.
- Point 1 in the key states: 'Existing attic staircase to be removed'



Approved drawings under application DM/22/3694 & DM/22/3695

