



Heritage Statement

Marlow House
107 High Street
Lindfield
RH16 2HR

June 2026 | Project Ref 10899A



Championing a sustainable
natural environment

Project Number: 10899A

File Origin: C:\Users\ChrisGriffiths\HCUK Group\10501-11000 - Documents\10801-10900\10899
- Marlow House, Lindfield\HER\Reports\2026.06.11 Marlow House, Lindfield - Heritage
Statement_v.9

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Contents

1.	Introduction	1
2.	Relevant Planning Policy Framework.....	11
3.	Historical Background and Description	16
4.	Heritage Significance.....	34
5.	Heritage Impact Assessment.....	44
6.	Conclusions	65

Appendices

App. 1	Scale of Harm table (HCUK, 2019)
App. 2	Proposed Scheme Details (Studio Kyson)
App. 3	Historic Plans from 1982, 1987 (LF/063/87 and LF/064/87), and 1996 (LF/083/96)

Figures

Fig. 1	Site Location Map
Fig. 2	Site Plan
Fig. 3	Satellite View of the Site
Fig. 4	Heritage Asset Map
Fig. 5	Marlow House viewed from the High Street
Fig. 6	Marlow House west elevation, as existing
Fig. 7	Marlow House, west elevation prior to implementation of scheme not approved
Fig. 8	1848 Tithe Map
Fig. 9	19th century brick stack to north bedroom

- Fig. 10** Corner trimming for a ladder stair hole to NW corner of house
- Fig. 11** Views of 17th century upper flight of corkscrew winder staircase
- Fig. 12** Main E-W ceiling beam to living room
- Fig. 13** N-S ceiling beam to former dining room (southern bay)
- Fig. 14** Central supporting post to main living room before implemented scheme
- Fig. 15** Supporting timber post in seasoned oak as implemented
- Fig. 16** Feature wall to entranceway south partition
- Fig. 17** 1830s wing – detail of brickwork to gabled bay
- Fig. 18** View of former Bake House prior to dismantling
- Fig. 19** 1874 OS Map
- Fig. 20** 1896 OS Map
- Fig. 21** 1909 OS Map
- Fig. 22** 1937-38 OS Map
- Fig. 23** 1954 OS Map
- Fig. 24** 1961 OS Map
- Fig. 25** 1969-70 OS Map
- Fig. 26** 2001 Satellite View
- Fig. 27** 2005 Satellite View
- Fig. 28** 2024 Satellite View
- Fig. 29** Box framing to rear (west) wall prior to implemented scheme
- Fig. 30** View of internal roof valley and rooflights
- Fig. 31** View of Bake House roof (south slope) in 2022
- Fig. 32** Rediscovered well shaft and groundwater storage
- Fig. 33** View of Marlow House from rear garden (west)
- Fig. 34** Marlow House (main street frontage)
- Fig. 35** View west from first floor level

Fig. 36 View basement looking northwest as existing

Fig. 37 Blockwork construction to modern ground floor stone veneered partition

Fig. 38 First floor north bedroom as implemented

Fig. 39 Box framing to west wall with wood wool panels and lime plaster in-fill reinstated.

1. Introduction

- 1.1** This Heritage Statement has been prepared by HCUK Group on behalf of Simon Dougall in relation to amended proposals for Marlow House, No. 107 High Street, Lindfield, RH16 2HR, henceforth referred to as the 'Site'. The Site is identified in **Figures 1–4**. The building is grade II listed and comprises a detached dwelling, the main part of which incorporates a 15th century timber framed building. The house was previously used as a shop and later as tea rooms before reverting to use as a dwelling in 1987. The house has recently been restored following the granting of planning and listed building consent under references DM/22/3694 and DM/22/3695 respectively.
- 1.2** The proposed scheme presented within this Heritage Statement is a variation of the approved scheme noted above. The variation to the scheme seeks to regularise unauthorised changes made in the implementation of the 2022 approval and to secure additional heritage benefits that did not form part of that scheme. The proposal also seeks to restore features of special interest which have been removed unlawfully or altered by the scheme as implemented. The scheme has been amended in response to the Officer's Report to Planning Committee dated 11th June 2026 in relation to application reference DM/25/3132 which was recommended for refusal.
- 1.3** The scheme as amended adopts a fully holistic approach towards a sympathetic refurbishment and enhancement of the high value timber framed house and replacement of the poor quality late 20th and early 21st century rear extensions.¹ The new extension is of contrasting modern design and corresponds to the approved scheme under DM/22/3694 and DM/22/3695 but for the glazed balustrade, fenestration the southern return of the extension and the bathroom dormer to the north side of the house. Other minor external changes to the approved scheme include the reinstatement of a Georgian glazing bar sash window

¹ 02/00851/FUL and 02/00852/LBC - Addition of a single storey conservatory to rear of existing building and addition of a dormer window to roof of existing single storey outhouse – APPROVED.

LF/083/96/AP1 and LF/084/96/AP1 - Amended Plans: Two storey rear extension and demolish flat roof rear extension – APPROVED.

LF/083/96 and LF/084/96 - Two storey rear extension and demolish flat roof rear extension - APPROVED

to the 1830s rear range and the omission of timber weatherboarding to the south elevation (as existing).

1.4 Other elements such as the former Bake House have been rebuilt to a slightly amended design due to the poor condition of the structure which, of necessity, had to be dismantled owing to structural instability and for reasons of health and safety.²

1.5 The building located is within the Lindfield Conservation Area and comes under the jurisdiction of Mid-Sussex District Council (MSDC).



Figure 1: Site Location Map. The Site is indicated by the blue star. Source: Bing Maps

² See also McCarey Simmonds, Structural Inspection Report of 15th March 2023.



Figure 2: Site Plan



Figure 3: Bird's Eye View of the Site from the west (outlined in yellow)



Figure 4: Heritage Asset Map. Listed buildings are denoted by blue pins with white centres. The Site is outlined in red. Source: Historic England

The Context

1.6 Marlow House, previously known as the Araminta Tea House (**Figures 5–6**), has been subject to works of extension, alteration and demolition which part implements a scheme approved under DM/22/3694 & DM/22/3695. However, the scheme as implemented is not in accordance with the approved plans as established through correspondence with MSDC in January 2025.

1.7 In light of the above there is now a requirement for works of reinstatement, making good and regularisation. As such a revised scheme has been developed with the assistance of HCUK Group and Studio Kyson. Further to the refusal of the submission of an amended scheme in December 2025 (validated on 8th December) under refs: DM/25/3131 & DM/25/3132, the Officer Report indicated that all elements of the proposal, apart from the removed staircase, rebuilt Bake House and full width rear extension, could be accepted.³ The three aspects which were objectionable, however, were considered to cause less than substantial harm, 'at around the mid-high point of that scale'. As such, the scheme has reverted to the approved design in relation to the rear extension, but for some minor differences

³ Officer Report of 11th June 2026 at paragraph 12.16

(Balcony, fenestration, kitchen rooflight and gable window) and clarified to address the concerns raised.

- 1.8** A detailed design justification for each element of the proposal is set out in the accompanying Design & Access Statement prepared and updated by Studio Kyson.
- 1.9** Further to the Assessment of Impact contained in this Report the scheme is considered to be entirely acceptable in heritage terms based on an overall balance of the resulting harms and benefits involved.
- 1.10** The changes from the approved scheme are noted above, including the replacement of the 1950s casement in hardwood after the original prototype.
- 1.11** The rebuilt Bake House is to be retained though the full height glazed break in the west elevation (as built) is amended to correspond to the size of the approved window opening, with Crittall windows adjusted accordingly. The Bake House (as re-built) also differs from the approved scheme in that the rooflights to the Bake House roof were omitted, these having been intended to replace two large Velux rooflights (*cf.* **Figure 31**).⁴
- 1.12** The other principal changes to the approved scheme are as follows:
- The retention / *de facto* reinstatement of the ground to attic level winder staircase as found prior to its removal, i.e. with lime plastered soffit, enclosure at ground level (containing access to the basement) and plank door at first floor level – see **Figure 11**. The entire structure is to be reinstated as originally built with access from ground to first floor and first floor to attic, both of which had been blocked around 1999. The reinstated staircase will incorporate the treads and carriage pieces salvaged from the original as far as possible, and the poor quality and ‘*heavily butchered*’ softwood timber to the lower flight will be replaced in seasoned oak. The new staircase will thus re-introduce historic circulation between the basement and attic levels. This had previously been lost making the original staircase entirely redundant at the time the house was purchased by the applicant. The reinstated staircase will thus reveal and reinforce the legibility of plan form of the house dating from

⁴ See Gould Baxter Condition Report dated October 2022, at p. 6.

the 17th century and also enhance the historic character of the house by virtue of its replacement lower flight in seasoned oak.

- The blocking of an original doorway to the first floor staircase landing, but with plank door and frame retained in situ in a closed position, visible to both sides;
- Reinstatement of an original doorway between the north bedroom and en-suite dressing room which had been sealed with modern plasterboard, and reinstated of traditional wood wool boards with lime plaster to the infill panels of the remaining studwork partition;
- Removal of hallway partition with modern stone nogging to create a ground floor (guest) WC and cloakroom lobby;
- Introduction of new partitions to southern study room to create ground floor (guest) WC;
- Removal of modern timber casement windows from the original box framed west wall and openings filled in with timber stud framing, wood wool boards and lime plaster;
- Removal of late 19th century chimney stack from north wall at ground, first and roof levels;
- Overlaid seasoned oak flooring to first floor of 15th century timber framed house;
- Modern plasterboard and skim ceiling removed from southeast bedroom to reveal smoke blackened timbers with oak joists retained (reinstated) with ceiling vaulted above. Previous approved drawing confirms ceiling finishes to be removed. A proportion of the attic is to be re-laid with salvaged oak floorboards;
- Back to back fitted wardrobes in discreet locations, e.g. alcove to north flank of the main chimney breasts, replacing a single cupboard;
- First floor partition to create bathroom to north bedroom;
- Sliding door partition to wine cellar / utility room; and,
- Chimney breasts repaired and refaced in reclaimed handmade brick in hydraulic lime mortar.

- Access to the basement reinstated in reclaimed oak door replacing a tongue and groove plywood which formed the previous opening.
- Improvised steel (rail) beam replaced with an RSJ and modern softwood joists⁵ renewed at basement level. Sacrificial coating of hydraulic lime render applied to north, west and south walls of the cellar with air circulation unit installed to eradicate the damp that was previously a serious problem due to the pre-existing concrete floor and DPM. The cellar has now stabilised at a low level of relative humidity with no damp ingress.
- Installation of underfloor heating to ground floor level to all parts of the building. This is positioned on top of pre-existing modern boarding sat on older joists to the original part of the house (all retained) with slate floor finishes throughout the ground floor.
- Wall and ceiling finishes throughout the building taken back to primary fabric finishes wherever possible, thus revealing of over 60% of the original oak frame construction compared to c. 30% prior to restoration in 2022. This provides a more permeable environment for the oak framing which, in conjunction with the underfloor heating, will allow it to breath whilst providing consistent levels of relative humidity to optimise the building's long term conservation.

1.13 Other minor changes to the approved scheme are also discussed at section 5 of this report. A number of the proposed changes comprise heritage benefits that were not included within the approved scheme, thus there is an altogether different balancing exercise to be considered as part of this updated amended scheme. The proposed amendments also benefit from detailed input by Historic England in relation to the previous application (refs: DM/25/3131 & DM/25/3132).

1.14 In relation to the consented scheme ref: DM/22/3694 and DM/22/3695 the Planning Officer considered that, while some aspects of the proposal would result in less than substantial harm, *"in this case it is considered that the public benefits of the scheme, including the improvement to the external appearance of the listed building, outweigh these harms."* The Case Officer concluded;

⁵ See Gould Baxter Condition Report dated October 2022, at pp. 47-48

*"The harm to the listed building falls in to the category of less than substantial as defined in the NPPF and therefore a balance must be struck between this harm (which should be afforded significant weight) and the public benefits of the proposal. In this case it is considered the benefits of the removal of the poor quality rear addition outweighs the harms. The building has suffered from neglect over the years and the application offers an opportunity for improvements and extensive refurbishment works that will preserve the future of this listed building. In view of this it is considered that overall, the benefits of the scheme outweighs the harms and therefore the proposal partially complies with policy DP34 of the District Plan and meets the requirements of the NPPF as well as the requirements of the Listed Building and Conservation Area (LBCA) Act 1990."*⁶

1.15 By extension, in the present instance a similarly holistic approach to the requisite heritage and planning balance is recommended. Such an approach is set out in section 5 of this Report where the identified harms are weighed against benefits and a conclusion reached as to the residual effect of the proposed scheme on the listed building's special interest.



Figure 5: Marlow House, viewed from High Street

⁶ DM/22/3695, Delegated Report / decision sign off sheet of 21st April 2023, p.12



Figure 6: Marlow House, west elevation, as existing



Figure 7: Marlow House, west elevation, prior to the commencement of the scheme as implemented

Structure and Purpose of this Statement

- 1.16** The purpose of this document is to provide sufficient information to allow the Council to understand the effects of the Proposed Development upon the historic built environment to gauge its suitability in heritage terms. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.
- 1.17** In terms of the structure of this report an overview of the relevant legislative and policy background is set out in Section 2, followed by a summary of the building's history in Section 3. Section 4 provides a detailed assessment of the Site's heritage significance with the impact of the proposed works appraised in Section 5 and conclusions set out in Section 6.
- 1.18** In compliance with paragraph 207 of the National Planning Policy Framework (NPPF – 2024) this report describes the significance of any heritage assets which have the potential to be affected by the proposed scheme. It also assesses the capacity of these assets to absorb change. The preparation of this report has also been informed by archival and desk-based research.
- 1.19** The heritage assets considered likely to be affected have been observed and assessed by the author following site visits made in February, July and October 2025. These assets comprise the subject listed building, adjacent listed buildings at 105 and 109 High Street (also grade II) and the Lindfield Conservation Area.
- 1.20** The scheme of development has been prepared and assessed in light of the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the NPPF and local planning policy and guidance.
- 1.21** An assessment of the below ground archaeological potential of the Site lies outside the scope of this report. The Historic Environment Record has nevertheless been consulted via the Heritage Gateway website and other online datasets and resources have provided background information on the site and surrounding assets, they are referenced within the following text where relevant.
- 1.22** This report should be read in conjunction with the full drawn submission and Design & Access Statement prepared by Studio Kyson.

2. Relevant Planning Policy Framework

Legislation

- 2.1** The decision maker is required by section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building, its features and its setting. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.⁷ The presumption will plainly be lessened if the harm is less than substantial within the meaning in the NPPF as is explained further below.
- 2.2** Section 72(1) of the Act further establishes a broadly similar duty in respect of the preservation of the character or appearance of conservation areas. The meaning and effect of these duties have been considered by the courts in cases since the legislation came into effect, including the Court of Appeal decision in relation to *South Oxfordshire DC v SSE & J Donaldson (March 1991, CO/1440/89)*. The Court found that section 72 requires attention to be directed to the effect on the conservation area as a whole rather than on particular parts of it.⁸
- 2.3** In the present instance, the Site falls entirely within the Lindfield Conservation Area. As such the duty under Section 72(1) is engaged.
- 2.4** For the purposes of this statement, preservation equates to an absence of harm.⁹ Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.¹⁰
- 2.5** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural,

⁷ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

⁸ See also *Kverndal v. London Borough of Hounslow [2015] EWHC 3084 (Admin)*, wherein Supperstone J. accepted the submission that section 72 did not amount to "a duty to maximise the enhancement of the conservation area" (para. 84) and that "a failure to take a better option is not a breach" (see paragraphs 83, 84, 86, 89 & 90 of the Judgment). In other words, if the net overall effect is beneficial or neutral, then it is illegitimate for the LPA to take the approach that there are elements which when viewed in isolation are not "good enough". The question is whether the sum total of what would be there afterwards is equal to or better than the sum total of what is there now.

⁹ South Lakeland v SSE [1992] 2 AC 141.

¹⁰ Conservation Principles, 2008, paragraph 84.

historical, archaeological, and artistic interest as well as any contribution made by an asset's setting. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

2.6 Paragraph 210 of the NPPF underlines the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,¹¹ and reiterates the well-established concept that new development can make a positive contribution to local character and distinctiveness.

2.7 Paragraph 208 indicates that conflict or harm should be avoided or minimised and that which remains requires clear and convincing justification (Paragraph 213).

2.8 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

2.9 The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.¹² The Scale of Harm is tabulated at **Appendix 1**.

2.10 Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.¹³ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits.

¹¹ *Conservation* (for heritage policy) is defined in Annex 2 of the NPPF as: "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

¹² *Bedford Borough Council v SSCLG and Nuon UK Limited* [2013] EWHC 4344 (Admin).

¹³ The balancing exercise was the subject of discussion in *City and Country Bramshill v CCCLG and others* [2021] EWCA, Civ 320.

Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.11 Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.12 According to paragraph 219 local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Mid-Sussex District Plan (Adopted March 2018)

2.13 The most relevant policies are:

- Policy DP34 - (Listed buildings and other Heritage Assets)

Mid Sussex District Plan 2021-2039 Consultation Draft

2.14 The Submission District Plan 2021-2039 was published for Regulation 19 consultation between the 12th January and the 23rd February 2024.

2.15 The District Plan 2021 – 2039 was submitted for Examination on 8th July 2024.

2.16 The Examination of the Local Plan began in October 2024. Part Two Hearings are currently held in abeyance, awaiting comments from the Inspector in relation to Part 1 matters.

2.17 Very limited weight can currently be given to the plan due to the relatively early stage that it is at in the consultation process.

Guidance Documents

Historic England Advice Note 16 – Listed Building Consent

2.18 The following paragraphs from HEAN 16 are pertinent to the present application with the relevant sections underlined for emphasis:

"15. Of course, where the fabric has clearly failed, for whatever reason, or the layout constricts beneficial, compatible, use today, it will need to be repaired, and may need to be replaced or altered, but those repairs and/or alterations need to be carried out in a way which matches or complements the fabric and design of the listed building, thus following the policy in the NPPF. Retention of as much historic fabric with its evidential layers of history, layout and features as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their special interest. More information on these matters is available in Historic England Advice Note 2: Making Changes to Heritage Assets, particularly in section 3."

"18. The PPG makes it clear that change that leads to better conservation of the listed building may also be a public benefit. The PPG suggests that examples of heritage benefits may include (PPG, paragraph 020):

- Sustaining or enhancing the special interest of a listed building and the contribution of its setting,*
- Reducing or removing risks to a listed building, and*
- Securing the use of a listed building which is both most useful to the owner and most supportive to its long-term conservation (its optimum viable use – see PPG, paragraph 015)."*

National Planning Practice Guidance (NPPG)

2.19 The National Planning Practice Guidance (NPPG; ref: 18a-018-20190723; updated July 2019) provides advice on enhancing and conserving the historic environment in accordance with the NPPF. This guidance reiterates the advice set out at para 18 of HEAN 16 and notes that public benefits can be heritage based for example, works to a listed private dwelling which secure its future as a designated heritage asset

could be a public benefit. The guidance goes on to note that examples of heritage based public benefits include:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.20 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

3. Historical Background and Description

Historic Development

3.1 The building started life as a four-bay, two storey structure, facing the street, on a north/south alignment. The core of the building is a 15th century timber framed house, subsequent enlarged, adapted and altered over time, with interventions still evident surviving from the 18th and 19th centuries as the building evolved from being a dwelling to a commercial property with accommodation over and ancillary subsistence buildings. The building was enlarged to the rear c. 1830 (south gabled bay with vitrified blue headers, cf. **Figure 7**) and a separate Bake House, of various configurations over the years, likely added in the late 18th century, certainly present by 1848, as demonstrated by the 1848 Tithe Map:



Figure 8: 1848 Tithe Maps with detailed view. North is to the right. The Site is outlined in blue and corresponds to plot 622. Source: <https://www.thegenealogist.co.uk/>

3.2 Plot 622 was then owned by W Pearce and occupied by George Holt and is described within the corresponding apportionment as a 'House Shop &' presumably garden.

- 3.3** The following account of the building's historic development (paragraphs 3.3 – 3.40) is drawn from Desbruslais Chartered Surveyors Statement of Heritage Significance of 13th October 2022, the findings of which are considered to be sound and reliable.
- 3.4** In respect of the four timber framed bays of the original house, these retain the remnants of a cross passage, denoting that the southern bay is likely to have been the lower end and the northern, the upper.
- 3.5** The building has had a very complex gestation. There was a suggestion that the property might be of Wealden type, with a recessed hall and, indeed, there is albeit slight evidence of a possible secondary bay post arrangement in the fact that the outer bays 1 and 4 have their upper ties spliced. However, this is possibly misleading.
- 3.6** Another element that may suggest a more central open hall design is part of the structure for the continuous jetty along the frontage. The central girder beam axial on the ground floor in Bay 3 is not mortised. It looks to be recessed into the upper face of the lateral high end lower tie.
- 3.7** It is possible that the property was converted to be continuously jettied when the open central hall was floored, matching the broad design of the existing building.
- 3.8** Inspection of the frame certainly shows two broad early phases but these are somewhat occluded by later cladding and modern obstruction.
- 3.9** The original roof structure is now lost, replaced by that of phase 2, but incorporating rafters from the earlier roof frame.
- 3.10** The rafters are, however, interesting in their own right. The majority have evidence of double collars. This can be an indication of being in use without a crown post arrangement (a sans purlin arrangement), but this is conjectural. Certainly, the roof looks to have originally been at a steeper pitch.
- 3.11** The earlier rafters have sufficient soot blackening to suggest that at least one bay of the original layout of the house was open.

- 3.12** Otherwise, little can be said about the design of the original roof. This is compounded by the replacement of the main ties across the building presumably at the same date as the Phase 2 roof frame insertion.
- 3.13** The main roof is presently a crown post design, but with rather evident side purlins supported from raking queen struts which belong to a later phase and are discussed below. Rafters are conspicuously older in date than the crown post frame itself, some being soot blackened, and show no particular numerical order, nor is the positioning of collar notches consistent. Indeed, the rafter frame has undergone further post 1750s alteration to insert ridge boards in places (Phase 4). Therefore, the roof can be said to represent a number of phases of development.
- 3.14** Primarily, at its earliest phase, the roof frame represents a very rudimentary crown post frame that looks to have been inserted towards the middle to later 16th century. However, the design is very late in date for this type of roof frame and shows some interesting and quite unusual features.
- 3.15** The timber used is also very poor quality when compared to the older, in situ elements of the main building frame. The various elements of the present crown post roof consist of immature oak, with excessive amounts of sap wood and bark evident.
- 3.16** Taken together, this points to a possible very late crown post frame actually built around the inserted main stack – something that is quite unusual, given that crown post roof frames were designed with open halls in mind and not to accommodate chimney protrusions.
- 3.17** This very much suggests a late crown post and would sit quite well with a mid-16th century date and would further assist with the dating of the stack insertion, therefore.
- 3.18** The area still retains wide plank flooring from the 17th century.
- 3.19** Sometime after 1750 – probably the early 19th century, the roof underwent more alteration. Some rafters were repositioned, and ridge boards were inserted. These works can be considered to be stabilisation works to improve the rigidity of the roof

frame. The need probably arose due to failure of the couplings at the heads of the rafters concerned.

3.20 At some point, lateral ties across the building were altered and two look to have been replaced, with their bearing ends spliced with scarf jointed connections. The reasons for doing so are obscure and may relate to structural necessity through damage, or a change of design. Nonetheless, this was still early in the building's history.

3.21 Other alteration comes in the form of the floor being removed from bay 4 to create a room open to the rafters (thereby actually returning of the room to an earlier arrangement). The floor support corbels nailed to the older frame are still in situ.

3.22 It is not known when this was carried out. However, this is presumably well after the early 19th century brick stack was inserted through the space (**Figure 9**).



Figure 9: 19th century brick stack adjacent to the north wall of the 15th century house prior to its removal. Source: Desbruslais Chartered Surveyors Statement of Heritage Significance of 13th October 2022

- 3.23** There is fragmentary evidence of a possible internal passing brace at the rear of the house, which would indicate relatively early origins for the lower frame elements, but the fragmentary nature cannot open up any definitive conclusions.
- 3.24** During the earlier 19th century, the building saw the removal of the frontage jetty plate. The joists suggest that the building was continuously jettied at the front and even with some reservation about some joists, the evidence suggests that the property is unlikely to have been of a Wealden type due to this continuous jetty arrangement. It does not appear to have been retrofitted later as part of the flooring of a full open hall. Notwithstanding this, the position of the plate is clearly scored on the underside of the joists and the stops are positioned with a continuous jetty plate in mind.
- 3.25** The Phase 1 stair positions are not both evident. The property is likely to have had a ladder stair at each end of the house. The plastered ceiling in the southern dining room prevents investigation in that area.
- 3.26** Within the north bay, however, there is corner trimming for a ladder stair hole in the northwest corner and this is considered to be original (**Figure 10**).



Figure 10: Corner trimming for a ladder stair hole in the northwest corner and this is considered to be original. Source: Desbruslais Chartered Surveyors Statement of Heritage Significance of 13th October 2022

3.27 Later phases of stair have been added. The 17th century winding stair to the loft rooms was partially complete. The upper part from the landing to the second floor as shown in the images below was intact and showed no serious loss of material apart from wall plaster to the adjacent wall partition (**Figure 11**). The latter appears to have been modern gypsum plaster applied to a relatively recent lath system. Importantly, the staircase at first floor level had no enclosure the underside soffit, but was enclosed to the stair by means of a ledged, vertical plank door. Access to the attic had been sealed.



Figure 11: Views of the 17th century upper flight of the corkscrew staircase. Source: Desbruslais Chartered Surveyors Statement of Heritage Significance of 13th October 2022

3.28 The lower part of the stair to the ground floor was mostly replaced in modern timber and had been 'heavily butchered'¹⁴ with little of the historic material remaining in situ. Historic planning drawings included at **Appendix 3** provide a strong indication that the lower flight of the stair was removed and replaced around 1999. Furthermore, the staircase was entirely redundant at this time, with the first floor sealed over (see items stored where the ground to first opening would have been at **Figure 11**, as found in 2022) with access to the attic also boarded over.

3.29 The access to the basement level was via a makeshift tongue and groove door opening to the ground floor enclosure.

3.30 Surface finishes comprised a range of materials from older lime based wall plaster, to modern plasterboard infilling, modern render and 20th century blockwork. There

¹⁴ Description used by Richard Pocock of Debruslais Chartered Surveyors who prepared the original Heritage Statement.

have been attempts also to re-face older lath wattle with cement based plaster in places, which is heavily deteriorated. Much of the infilling between the various exposed ceiling joists is modern nailed board and Artex.

3.31 Ground floor nib walls have excessive modern filler in numerous places and older material survival is patchy and inconsistent. The building had evidently been much mistreated as a heritage asset with the majority of the timber framing obscured by later accretions which eroded historic character and an ability to make any real sense of the primary construction.

3.32 The ground floor central room has had much of the original timber lateral partitioning removed at some time in the past, as evident from the exposed mortices to the soffit of ceiling beams in the southern ground floor room and main living room north of the chimney breast (**Figures 12** and **13**). Whilst there is some central support in masonry, the joint where the axial first floor support beam crossed the tie is weak and has had to be propped with modern steelwork (**Figure 14**). The existing seasoned oak gunstock post which replaced the improvised support is shown at **Figure 15**.



Figure 12: main E-W ceiling beam to the living room showing the location of an original partition and doorway adjacent to the northwest wall. The timber jamb post and stud partition is proposed to be reinstated.



Figure 13: N-S ceiling beam to the former dining room to the south bay with mortices indicative of historic partitioning within this space.



Figure 14: Central supporting post to main living room. The partitions to the small snug room were of largely modern construction. Source: McCarey Simmonds, Structural Inspection Report of 15th March 2023



Figure 15: Supporting timber post in seasoned oak as implemented

3.33 However, the underside of the tie does reveal the design of the partition in this instance, and the doorway at the end into the snug area looks to be in its original position (**Figure 12**).

3.34 One dining room wall which was contrived as a feature wall (**Figure 16**) was subsequently shown to be a cosmetic conceit with the stone 'nogging' applied as a form of cladding to underlying blockwork (cf. **Figure 37**).

3.35 The studs are out of alignment with the main bay post of the lower end of the house and the wall looks to be a later infill at the end of the cross passage. The door positions to the lower end services are not visible and it may have been constructed to re-face the end of the passage and close off one of the service door positions. Being Sussex, it would be more common to see service end doors towards the outer bay positions rather than centrally placed, like is found the further east you go towards Kent.



*Figure 16: feature wall to the partition between the entrance hall and southern bay dining room.
Source: Desbruslais Chartered Surveyors Statement of Heritage Significance of 13th October 2022*

3.36 The cellar is partly at least as old as the oldest elements of the above ground structure. The present arrangement has a considerable extension to the cellar

accommodation, but originally, the cellar extended under the northern high end bay only.

3.37 In the 18th, or early 19th century, the cellar was extended under the more central part of the house with brick masonry retaining walls and a new staircase leading from the far end of the cross passage, below the corkscrew winder staircase.

3.38 The cellar structure is dressed stone to the outer walls and brick to the west and south sides. These walls remain in situ, however the concrete floor with DMP below has resulted in longstanding damp issues to the detriment of the historic fabric and remains a potential cause of future decay. The implemented repair to the basement has successfully eradicated the endemic damp issues.

18th and 19th centuries

3.39 The building looks to have progressed to a more typical semi-commercial usage during this period and this is when the frontage was altered to close in the jetty and provide a more typical shop frontage and bay arrangement.

3.40 The rear projecting two storey extension was added circa 1830. It is fabricated in solid brick masonry in a Flemish bond, showing off blue glazed headers (**Figure 17**). The gable features a modern softwood casement window with storm proof beading to the middle stiles and faux gothic spandrels to the upper lights. The original window was most probably a vertical sliding sash judging from the retained window frame joinery which indicate the presence of sash boxes.

3.41 Internally, the chimney breasts are retained, as is first floor wall plaster within this area. The modern kitchen on the ground floor within this area (disused) is likely to have seen considerable loss of plaster finishes and also the original fireplace opening.

3.42 The fireplace within the first floor of this area is possibly early 20th century at the earliest. Closer access would confirm if a reproduction but no detailing of heritage interest survives to the former hearth.

3.43 A Bake House was also added to the rear, of which only the outer walls remained in situ (**Figure 18**). The apex of the gable appears to have been rebuilt in stretcher bond. No internal features survived, and the interior linings and fixtures were

wholly modern. In 2022 the Bake House had a pair of large Velux rooflights to the south roof slope (see **Figure 31**).



Figure 17: 1830s gabled outrigger with vitrified blue brick header detailing. N.B. the double casement window is mid C20 with inserted softwood spandrels suggesting a gothic pointed arch head. The original windows was likely an eight-over-eight vertical sliding hardwood sash. Source: Desbruslais Chartered Surveyors Statement of Heritage Significance of 13th October 2022



Figure 18: View of the former Bake House from the west prior to dismantling. Source: Desbruslais Chartered Surveyors Statement of Heritage Significance of 13th October 2022

3.44 The following sequence of OS Maps provides an indication of changes to the building footprint over time, demonstrating remarkably little change until the late 20th century. Prior to the implemented scheme, the west (rear) elevation (**Figure 7**) presented a very confused and confusing picture of the listed building. The jumble of gabled bays, roofs and lean-to extensions jostled for attention and did little to reveal or reinforce the building's special interest, as described in Section 4 below.



Figure 19: 1874 OS Map. Reproduced with the permission of the National Library of Scotland



Figure 20: 1896 OS Map. Reproduced with the permission of the National Library of Scotland

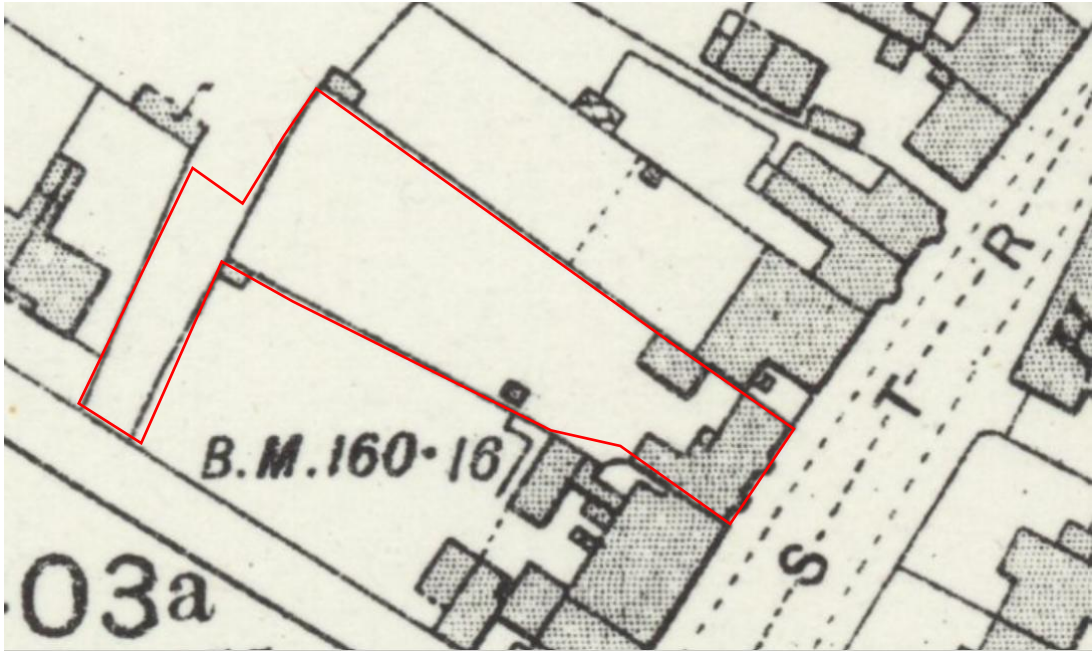


Figure 21: 1909 OS Map. Reproduced with the permission of the National Library of Scotland



Figure 22: 1937-38 OS Map.



Figure 23: 1954 OS Map. Reproduced with the permission of the National Library of Scotland

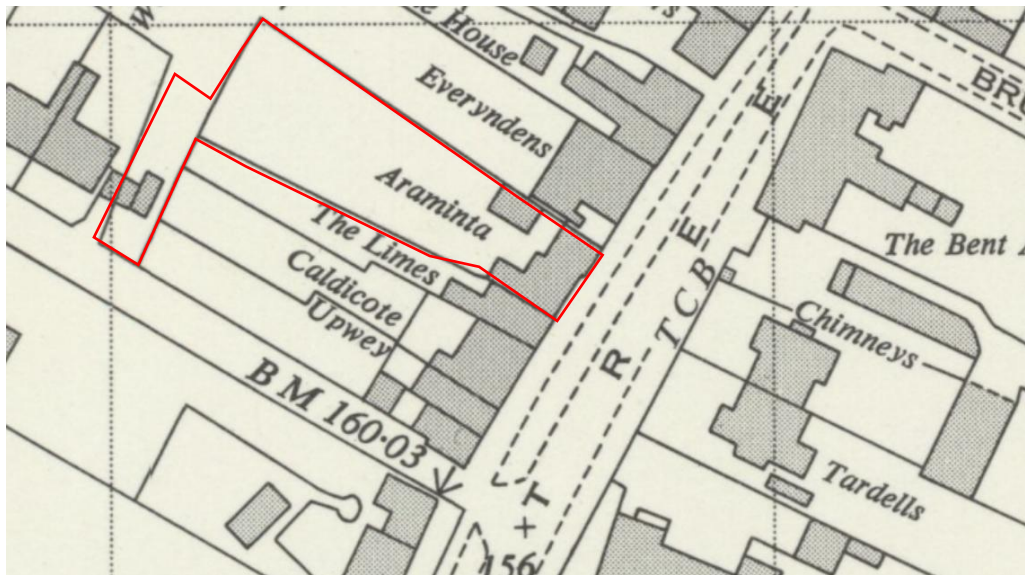


Figure 24: 1961 OS Map. Figure 22: 1954 OS Map. Reproduced with the permission of the National Library of Scotland

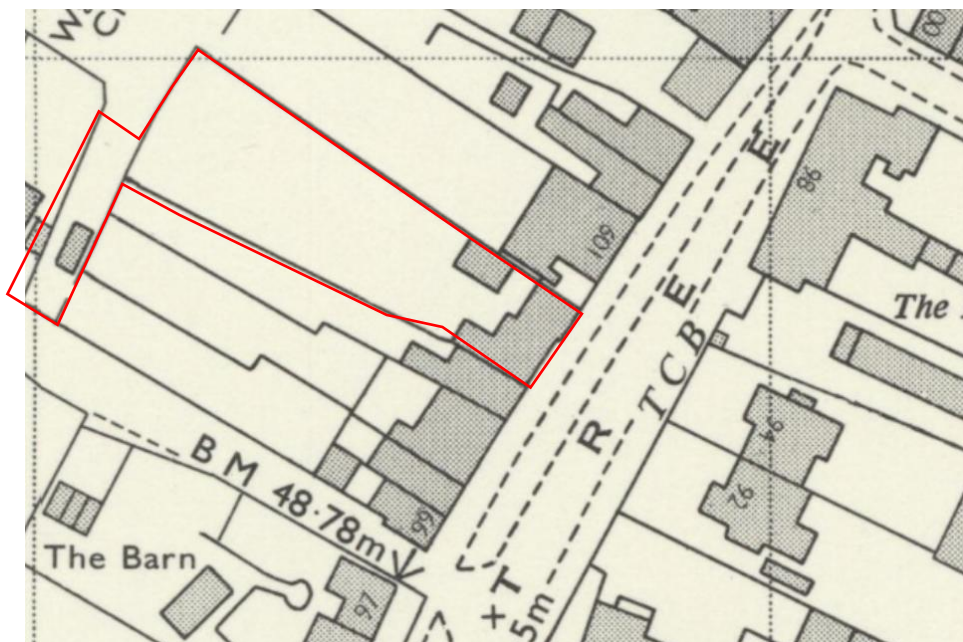


Figure 25: 1969-70 OS Map. Figure 22: 1954 OS Map. Reproduced with the permission of the National Library of Scotland



Figure 26: 2001 Satellite View. Source: Google Earth Pro



Figure 27: 2005 Satellite View. Source: Google Earth Pro



Figure 28: 2024 Satellite View. Source: Google Earth Pro

4. Heritage Significance

Assessment

- 4.1** The determination of the significance of the relevant heritage assets is based on statutory designation and/or professional judgement against the four headings of 'interest' identified within the NPPF / NPPG: architectural, historical, archaeological, and artistic interest. In addition to its physical presence the significance of a heritage asset can also be derived from its setting.
- 4.2** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets, and which seeks to ensure that decisions are based on the nature, extent, and level of significance of heritage assets.
- 4.3** Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected (paragraph 207 of the NPPF) is therefore fundamental to understanding the scope for and acceptability of change.

Marlow House, 107 High Street

- 4.4** The property is a grade II listed building, originally designated on 10th September 1951 and previously known as the Araminta Tea House. The reasons for designation are not specified in the list description, which relates only to the exterior and is drawn up primarily for the purposes of identification. The statutory list entry provides the following details:

"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 doorcase 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.”

4.5 The heritage value of the building is multi-faceted. With reference to the four categories of significance defined within the NPPF / NPPG, the significance of Marlow House can be described as follows.

Architectural Interest

4.6 The core significance of the building is the surviving 15th century timber framed construction and subsequent alterations made during the 18th and 19th centuries as the building was adapted from a dwelling to a commercial property with accommodation over and ancillary outbuildings. It was enlarged to the rear c. 1830 (south gabled bay with vitrified blue headers) and a separate Bake House, of various configurations over the years, likely added in the late 18th century, certainly present by 1848 (see Section 3).

4.7 Most elements of historic plan form present by 1848 remain legible in the present structure, though subsequent alterations add further interest. These include the shopfront bay window (present by 1874), and tea shop leaded bay windows to right of the entrance doorway. A hipped roof extension to the rear (west) was added after 1983. This was clearly of no innate heritage value and has now been removed in its entirety (as per the approved consent), replaced by the implemented rear extension.

4.8 Other 20th century interventions eroded the historic plan form and significance, including, but not limited to:

- the removal of stud partitions which subdivided the southern ground floor room (making it an uncharacteristic linear open plan) as well as the main parlour to the north of the main chimney breast towards the centre of the original house (**Figures 12 and 13**);
- insertion of softwood casement windows and French Doors with faux gothic detailing to the 1830s rear range and Bake House respectively (**Figures 17 and 18**). Earlier plans from 1982, 1987 and 1996 found at **Appendix 4** clearly show there were no window openings to this part of the wall at first floor level;

- Blocking of access via the 17th century staircase between ground and first and first to attic levels, making this feature entirely redundant in terms of historic circulation and accessibility (**Figure 11**);
- Blocking of an original door between the north bedroom and proposed en-suite which older plans from 1982, 1987 and 1996 (see **Appendix 4**) confirm was an original opening. A historic hinge was uncovered in the removal of modern plasterboard from this opening (see **Figure 38**);
- insertion of modern casement windows to the box framing on the west elevation (**Figure 29**); and,
- insertion of rooflights to various roof slopes, including the main west slope of the 15th century building (**Figure 30**) and south slope of the Bake House (**Figure 31**).



Figure 29: Box framing to rear (west) wall of the 15th century house with internalised modern timber casement windows. Source: Desbruslais Chartered Surveyors Statement of Heritage Significance of 13th October 2022



Figure 30: the rear roof slope to the original 15th century building contained no less than 5 rooflights prior to their removal and slating over as part of the implemented scheme. Source: Gould Baxter Survey (October 2022)



*Figure 31: Bake House roof (south slope) as seen in 2022 with 2 no. modern Velux rooflights.
Source: Gould Baxter Condition Report*

- 4.9** The original house also seems to have been jettied on at least three sides (east, south and west elevations). The exposed truncated joists and absence of a bressummer beam is of high evidential value, demonstrating the building's evolution towards a more polite outer garment and rationalised treatment, probably in the early 18th century.
- 4.10** In a national context the building is of high value on account of its surviving timber framed construction, historic plan form (notably within the 15th century house), well preserved street frontage and overall group value as part of Lindfield High Street. This highway comprises some of the finest provincial street scenery in southeast England.

Historical Interest

- 4.11** The building is of historical interest as a physical reminder of the past, and in evidencing the late medieval and post medieval development of Lindfield. The building has no known associations with any famous people or historic events.
- 4.12** The building's construction incorporates traditional timber framing characteristic of a vernacular architecture in the mid-Sussex area. The building also incorporates load-bearing masonry construction evidencing the standard methods of the late 18th and early 19th century periods.
- 4.13** The legibility of room function, circulation and hierarchy of spaces is reasonably clear in spite of the removal of historic partitions and the loss of access via the 17th century staircase which had been floored over at first floor and attic levels. As such surviving plan form contributes to the building's special interest, though provides opportunities for enhancement. The multi-phase character of the building is also of evidential value and an important aspect of its significance.
- 4.14** Having stood for almost six hundred years the building displays fabric, features and detailing which illuminate particular building practices and fashions that were in play from the mid-15th century onwards. All surviving historic fabric which dates from the original construction and subsequent phases has intrinsic heritage value of a high order. There is generally negative heritage interest in the modern interventions made to the building from the late 20th century associated with the former tea house and latter domestic use.

Artistic Interest

- 4.15** The building possesses no artistic interest of note. What there is derives from its aesthetic quality in the local street scene and the inherent craftsmanship of its original construction.

Archaeological Interest

- 4.16** Where physical evidence remains of changes to the building, and in the surviving historic fabric, there is some archaeological or evidential interest that retains potential for detailed understanding of the development of the building over time. The presence of a well shaft and water storage chamber to the underlying bedrock

within the original rear yard (now internalised – **Figure 32**) contributes to the archaeological interest of the Site and also the wider conservation area (see Section 5 below).

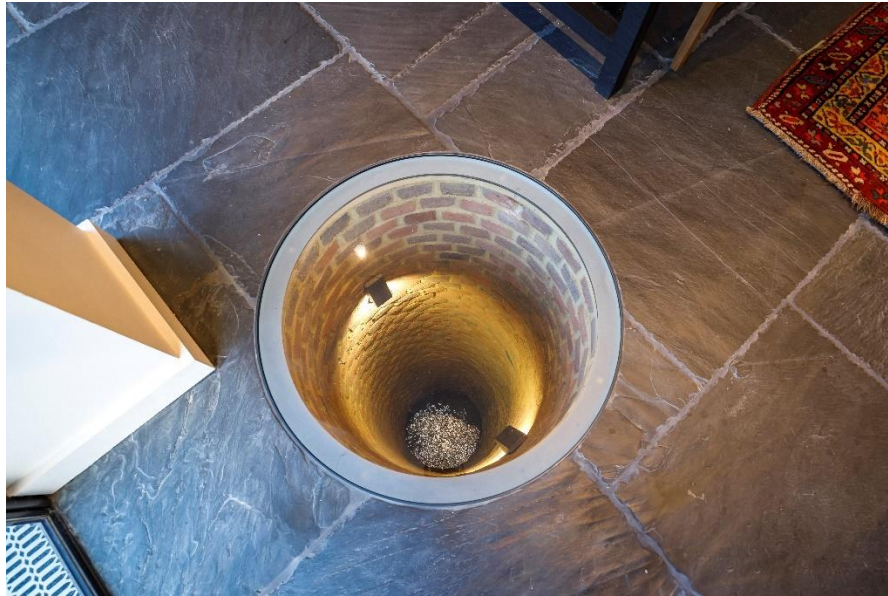


Figure 32: Rediscovered well shaft (re-lined in handmade brick) and groundwater storage chamber within the kitchen area. See DAS for images of well as revealed and during construction phase

Setting and contribution to Significance

4.17 Marlow House occupies a prominent position on Lindfield High Street and has both public and private frontages of special interest. The garden setting to the west side is not publicly accessible but contributes positively to the listed building's significance and an appreciation of the roofscape and group value of the buildings on the west side of the High Street (**Figure 33**). Many of these buildings are individually listed or otherwise contribute positively to the special character and appearance of the Lindfield Conservation area and common setting of the listed buildings as a coherent historic group, including the adjacent grade II listed buildings at Nos. 105 and 109 High Street.

4.18 The frontage to High Street is of greater importance in relation to the public realm (**Figure 34**). The associated views contribute to an appreciation of the building's aesthetic value and historical interest as a former commercial property, both as a shop as far back as 1848, as a tea room during much of the 20th century and subsequently as a house in the present day.

- 4.19** In view of the building's prominence in the local townscape, in conjunction with its innate architectural and historical interest, Marlow House makes a positive contribution to Lindfield Conservation Area (see below) and is part of an important sequence of historic buildings within the area-based heritage asset which possess a high level of group value.



Figure 33: View of Marlow House from the rear garden (west). Note the prominence of the restored 15th century roofscape compared to the prior situation shown at Figure 7.



Figure 34: Marlow House (107 High Street), main frontage to High Street

- 4.20** The setting thus plays a key role in understanding the building's historical value and appreciating its architectural interest.
- 4.21** The listed building itself, as well as the surrounding buildings, are integral elements of the local townscape, providing a varied but nonetheless coherent historical context in which the heritage asset can be seen, appreciated, and understood. The listed building has a high degree of group value with the adjacent and nearby listed buildings and contributes positively in a reciprocal fashion to their respective settings and significance.

Lindfield Conservation Area

- 4.22** Lindfield Conservation Area was designated in 1969, with extensions in 1989 and 1998 and contains numerous statutorily listed buildings.
- 4.23** The conservation area appraisal makes no specific mention of locally listed buildings (buildings which are considered to be historically significant within local context but are not statutorily 'nationally' listed) although the conservation area appraisal makes reference to a number of features which are considered to make a positive contribution to the character and appearance 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.
- the large residential properties in Black Hill set well back from the road in spacious grounds.

4.24 Marlow House forms part of the historic core of the town.

4.25 Taken as a whole, the heritage significance of Lindfield Conservation Area is of very high value in a national context.

Contribution of the Site to Significance

4.26 As noted in paragraphs 4.17 to 4.20 above, the Site makes an important contribution to the special character and appearance of the conservation area. Besides presenting an interesting street frontage which recalls the building's past use as a shop and later as a tea rooms, it forms part of a coherent historic group of buildings found along the entire length of the High Street and which contribute to the high architectural value and historic interest of the conservation area as a whole.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Steps 2, 3, 4, & 5 of GPA2, which has a close connection with Step 1. This chapter should be read in conjunction with the preceding chapter.

Summary of the Proposals

5.2 As outlined in Section 1, the proposed scheme hereunder assessed is a variation of the scheme approved under DM/22/3694 and DM/22/3695, combining elements of the scheme as implemented and other elements, as yet unimplemented. The application scheme differs from the Approved scheme in the following respects:

Works to Listed building

- Rear extension at first floor level proposed as approved under DM/22/3694 and DM/22/3695 with minor changes to balcony, now fully glazed, detail of the south return wall and fenestration, and roof window to kitchen to enable views of the 1830s gable.
- Flat roof 'dormer' extension to accommodate master bathroom; proposed as implemented.
- Bake House rebuilt to a slightly different design using handmade clay bricks,¹⁵ matching the other masonry elements to the rear elevation. The proposal differs from the implemented scheme in that the door opening to the west elevation is to be a matching Crittall window, but the size of the aperture corresponds to the approved scheme. As implemented the Bake House has no rooflights to the south elevation roof pitch, an omission that remains part of the amended scheme as now proposed.
- AC units to Bake House enclosed by timber louvre screening (Siberian larch) to north side of Bake House chimney; proposed as implemented.

¹⁵ Hamsey mixed stock bricks

- Corkscrew winder staircase is to be reinstated as originally constructed using seasoned oak to the lower flight in place of modern softwood and salvaged materials to the upper flight. The means of enclosure to the ground floor with oak door to basement replacing tongue and groove timber door. Access to re-opened first floor and attic via a new hatch will aid historic circulation and legibility.
- Partition to form downstairs WC in southern bay of 15th century house (formerly dining room in previous house); proposed as implemented save for the south elevation window which is to be blocked up but exposed to the external wall.
- Removal of late 19th century chimney stack and chimney breast at ground and first floor level and making good to floors, ceiling and roof; proposed as implemented.
- Blocking of door between first floor landing and en-suite bathroom to north bedroom but with exposed timber framing and plank door retained to landing side. On the bathroom side, the doorway and associated architrave will be reinstated and current freestanding sink refitted in its current position. It should also be noted that the approved first floor plan has the sink located against an existing door that is to be locked shut, a measure that is now being proposed when reinstating the door to the opposite side (South side) of the en-suite in a revised sink position. The provision of a sink in this position is inherently reversible, such that in the event that the en-suite ceases to be an en-suite, there would be no need for a sink and hence the door would be re-opened.
- Breathable insulation to loft proposed as implemented.
- Re-use of loose fitted attic floorboards to form 3 no. plank doors within the house; proposed as implemented. Salvageable oak floorboards are to be reinstated at to a proportion of the attic level.
- Removal of cosmetic timber stud blockwork wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC; proposed as implemented.
- Fitted back-to-back wardrobes secured by means of non-intrusive fixings within recesses or niches adjacent to main chimney breast or external walls

proposed as implemented. N.B. The back to back wardrobes are within the framework of the one large wardrobe which previously existed here. The added benefit is that the adjacent walls have been restored in breathable lime plaster.

- First floor partition to create bathroom to N bedroom incorporating a sliding door proposed as implemented.¹⁶
- Reinstatement of an original doorway between the north bedroom and en-suite dressing room which had been sealed with modern plasterboard, and replacement of modern plasterboard in-fill to N bedroom with wood wool board and fibrous lime plaster infill panels to the remaining studwork partition;
- Re-facing of main chimney breast to ground and above mantel shelf at floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths; proposed as implemented.
- Sliding door partition to wine cellar / utility room (note 18 on approved plan); proposed as implemented.
- Timber cladding to evoke timber framing to main entrance passage; proposed as implemented
- Overlaid seasoned oak flooring to first floor rooms overlaying original floorboards (retained in situ); proposed as implemented.
- Removal of internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster; proposed as implemented.
- Improvised steel (rail) beam replaced with an RSJ and modern softwood joists renewed at basement level. Sacrificial coating of hydraulic lime render applied to north, west and south walls of the cellar with air circulation unit installed to eradicate the damp that was previously a serious problem due to the pre-existing concrete floor and DPM. The cellar has now stabilised at a low level of relative humidity with no damp ingress; proposed as implemented.

¹⁶ The 2022 listed building consent (ref: DM/22/3695) granted permission to remove the existing first floor partition in this location as it was shown to be a modern stud wall. The approved scheme is absent of this wall. The proposal seeks to reintroduce it to a higher specification with a sliding oak door.

- Removal of rooflights to west facing historic slate roof and slated over in matching slate; proposed as implemented.
- Timber weatherboarding not added to south elevation, retained as existing.
- Water well revealed and re-lined in new brick to new kitchen floor and left exposed / visible with structural glazed floor; proposed as implemented.
- Removal of plasterboard ceiling to SE bedroom with oak joists retained (reinstated) and insertion of vaulted ceiling in reclaimed timber rafters with plaster infill.
- Replacement of casement window to S elevation with 3-over-3 vertical sliding sash; proposed as implemented.
- Replacement of modern softwood casement at first floor level to the 1830s rear range with traditional eight-over-eight hardwood sash based on surviving historic window frame joinery, subject to agreement with the local planning authority;
- Installation of underfloor heating to ground floor level to all parts of the building. This is positioned on top of pre-existing modern boarding sat on older joists to the original part of the house (all retained) with slate floor finishes throughout the ground floor; and
- Wall and ceiling finishes throughout the building taken back to primary fabric finishes wherever possible, thus revealing of over 60% of the original oak frame construction compared to c. 30% prior to restoration in 2022. This provides a more permeable environment for the oak framing which, in conjunction with the underfloor heating, will allow it to breath whilst providing consistent levels of relative humidity to optimise the building's long term conservation. Proposed as implemented.

5.3

The Proposed Scheme differs from the Implemented Scheme in the following respects, and it is these works which would be carried out following the grant of listed building consent and planning permission:

- West wall of 1830s gabled outrigger is to be re-exposed as originally found at first floor level with faux gothic casement softwood window replaced with an eight-over-eight hardwood vertical sliding sash window.

- Door between first floor landing and en-suite bathroom to north bedroom to be reinstated within with exposed timber framing and plank door exposed to both sides of the historic partition wall.
- Ground floor to attic level corkscrew winder staircase reinstated in its entirety using the original materials recovered from the 17th century historic fabric to the upper flight and softwood modern timber to the lower flight replaced in seasoned oak. The lath and plaster soffits and enclosure walls at ground level will also be reinstated, with plank door in oak to the first floor. Access to the first floor and attic will also be reinstated where this had previously been floored over. Access to the basement also to be reinstated following the previous arrangement, but with an oak plank door replacing a poor quality tongue and groove softwood door.
- Minor differences to the west elevation of the rebuilt Bakehouse to correspond to the scheme already approved, though with rooflights omitted (the latter being already implemented).
- Partition to the main living room reinstated to northwest corner of the room, as per approved drawing GH 342 PL02 Point 14A.
- Modern plasterboard in-fill panels removed from spine wall to the north bedroom are to be reinstated in wood wool panels with lime plaster finishes.
- Reinstall reclaimed oak joists to Southern Bedroom though with ceiling finishes omitted. The latter were modern and the joists likewise.
- Reinstall reclaimed oak floorboards to a percentage of the attic floor

External Works within the grounds requiring planning permission

5.4 The Proposed Scheme differs from the scheme approved under DM/22/3694 relating to external works and structures within the rear garden of the listed building in the following respects:

- Entrance gates to driveway built to different design proposed as implemented
- Timber pergola to rear garden with concrete base proposed as implemented
- Ornamental arch in Corten steel at entrance to garden proposed as implemented
- Log store built to a lower height proposed as implemented

- General landscaping arrangement, inclusive of irrigation tank.

5.5

The majority of the above external changes are captured in the photographic image at **Figure 34**.



Figure 35: View west from first floor bedroom window across the rear garden towards the garage (built as approved with lowered height log store).

5.6

The proposals are illustrated at **Appendix 2** and supplemented by photographs where relevant.

Assessment of Impact

5.7 With reference to **Appendix 1**, along with the most important considerations relating to the impact of the proposals on the setting of the heritage assets discussed within this Statement (which include, location and siting, form and appearance, effects and permanence¹⁷), value-based judgements on the impact of the proposals on significance have been set out below.

Impact on the significance of Marlow House, No. 107 High Street

5.8 The interventions itemised above are considered in turn below in relation to their effects on the special interest of the listed building as a result of a direct impact or their effect on the listed building's setting.

5.9 The overall impact of the scheme is then assessed, taking into account any harmful or beneficial impacts as part of a holistic analysis in order to determine whether the scheme as a whole is compliant with heritage legislation, the NPPF and the Local Development Plan read as a whole.

Amended rear extension at first floor level and alterations to the 1830s gable window.

5.10 The proposed rear extension corresponds very closely to the approved scheme and as such is acceptable in heritage terms. The glazed balcony is more transparent than the approved railings. The southern return of the extension is to be open to the balcony width to provide permeability but with timber fins integrated to provide privacy and prevent overlooking. A window within the bedroom is also to be concealed by the integral fins which will maintain a consistent appearance and add visual interest. The glazing to the bedroom could be fritted or opaque to prevent overlooking to No. 105 (Limes Cottage). The fins form a discreet feature of the design and will also help to maintain screening and privacy for the neighbouring property.

5.11 The kitchen flat roof (as per the 2022 approval) will be fitted with a flush roof window to open up views of the 1830s gable from the ground floor, thus improving legibility and an appreciation of the building's historic plan form.

¹⁷ Historic England's guidance on setting GPA3

5.12 The Proposed Scheme also celebrates and enhances the 1830s wing by replacing the mid-20th century softwood casement with a traditional eight-over-eight hardwood sash window. The existing casement is a faux gothic window with modern planted on detailing to resemble gothic arches. The original window was a vertical sliding sash, as found to the buildings either side of No. 107 (*cf.* **Figure 33**), and thus reinstatement of the original window prototype in hardwood would be a heritage benefit of moderate weight.

Flat roof 'dormer' extension to accommodate master bathroom.

5.13 This intervention is visible behind the Bake House when viewed from the private rear garden area and a small section of exposed timber framing to the west elevation is now enclosed within the master bathroom. The timber frame construction is thus concealed safely behind new plasterboard and preserved in situ. This particular aspect of the proposal would have a neutral impact on the building's significance.

5.14 On balance, although the bathroom extension does result in some additional bulk and concealment of the 15th century range when viewed from the west, the extension serves to distinguish the former Bake House from the main dwelling as a separate component that was originally fully detached. This is a small betterment compared to the approved proposal since the Bake House effectively gained incorporation into the main house as an outrigger as part of that proposal. The roof extension, therefore, while resulting in some increased bulk to the rear extension, performs a positive role in the presentation of the historic building. As such, the level of harm resulting from this aspect of the proposal would be very low less than substantial harm, i.e. slight. This harm will therefore need to be weighed against the heritage and other public benefits of the proposal.

Bake House rebuilt to different design.

5.15 The historic form and detail of the Bake House has been recreated following the necessary dismantling of the structure. The original bricks have been re-used within the listed building to reform chimney breasts and hearths. As proposed the Bake House will correspond to the approved scheme, though with the rooflights (omitted) and a small adjustment to the Crittall window to the south elevation. The Flemish bond brickwork and rebuilt stack accurately replicate the original structure, allowing

for building regulation requirements for the stack to rise up above the height of the roof ridge. The rebuilt structure as proposed adds to the interest and visual appeal of the scheme as a whole and would preserve the special interest of the listed building, resulting in no harm.

- 5.16** The omission of the rooflights in contrast to the 2022 baseline and approved scheme (ref: DM/22/3694 and DM/22/3695) is a heritage benefit of the proposed scheme of limited weight.

AC units and concealment cladding to Bake House.

- 5.17** The position and configuration of the AC enclosure using a matching timber louvre cladding (Siberian larch) is sensitively designed and forms a coherent element of the rear elevation design considered as a whole. The narrow vertical AC stack echoes the slender form of the projecting chimney breast and is arguably preferable to a ground mounted back of AC units within a chest like acoustic screen enclosure. This part of the proposal has a neutral impact since its appearance is well integrated and harmonises with the Siberian larch cladding elsewhere.

Reinstatement of corkscrew winder staircase from ground to attic level.

- 5.18** Although not original to the 15th century house, the 17th century winder stair was an important remnant of the building as it evolved from a house into a shop with accommodation over, positioned over the basement stair and accessing all levels of the building. The better-preserved element was at first floor level, and this is to be accurately and fully reinstated using the original fabric (which is retained) along with the ground to first floor flight, the latter in new seasoned oak replacing modern softwood, as part this amended scheme. Technically, listed building approval appears to have been granted for its removal, however, as a good will gesture the upper tier of the staircase is proposed to be reinstated using materials salvaged from the original, with access between ground and first floor and first floor to the attic hatch also restored. The openings at each level had previously been floored over (**Figure 11**), making the staircase entirely redundant as of 2022 which seriously eroded the building's historic circulation and associated legibility. The restoration of ground to first and attic access will provide a heritage benefit of moderate weight.

- 5.19** At ground level, where the state of preservation had less integrity and comprised largely modern replacement timber dating from c. 1999 (see **Appendix 3**), the staircase will also be reinstated in line with the approved application, complete with timber treads, risers, carriage piece, newel post, lath and plastered soffit and enclosure walls with door to the hallway. At first floor level, the plastered soffit and plank door enclosing the staircase will also be reinstated (see **Figure 11**).
- 5.20** The access to the basement is also to be reinstated as it was prior to its removal, though with the poor quality tongue and groove door replaced with a plank door made in seasoned oak to match the other doors throughout this part of the house. This will secure a further betterment.
- 5.21** While the removal of the staircase resulted in a moderate level of less than substantial harm, the reinstatement of this important feature using salvaged materials and like for like historic materials to the lower flight (replacing modern softwood) with renewed access to the first floor and attic is compensation for this harmful intervention. Indeed, the reinstated access is wholly beneficial in heritage terms, as is the use of traditional construction and materials to the lower flight. Taken together, the faithful reinstatement of the corkscrew winder staircase in traditional materials, including access, is a notable heritage benefit of the proposed scheme. This ensures the overall impact would preserve the special interest derived from this feature of the listed building.

Structural and damp proofing works at Basement level

- 5.22** An under-engineered steel beam (comprising a railway line steel) has been replaced with an appropriately specified rolled steel joist (**Figure 36**). Some modern softwood joists renewed in better quality timber. These works comprise a minor heritage benefit due to enhanced structural stability which contributes towards securing the building's long term conservation.



Figure 36: Renewed steel beam with new nogging and joists at basement level. The pre-existing concrete floor has been augmented by a French drain and brick walls coated with breathable hydraulic lime render to regulate the damp.

5.23 A sacrificial coating of hydraulic lime render has also been applied to the north, west and south walls of the cellar with air circulation unit installed with a French drain soakaway for any condensation build up. Damp was previously a serious problem due to the pre-existing concrete floor and DPM. The cellar has now stabilised at a low level of relative humidity with no damp ingress. The impact of these works is beneficial to the historic fabric and its long term conservation, securing a heritage benefit of moderate weight.

Partition to form downstairs WC in southern bay.

5.24 This room was previously partitioned as evidenced by the mortices to the soffit of the main ceiling beam (**Figure 12**). The proposed position of the new partition is on a different alignment but would read as a contemporary intervention of a wholly sympathetic nature that provides much needed amenity within the domestic provision of the house. Since 1987 there have been at least 2 downstairs WCs in the property (*cf.* **Appendix 3**) and there is a strong justification on practical grounds to locate the WC in the proposed location on account of compatibility with

historic plan form and layout of the dwelling as a whole. The effect on the listed building as a result of this change would be neutral.

Removal of late 19th century chimney stack

- 5.25** This feature was of poor quality construction at ground floor level which necessitated its removal as an obsolete feature of the 19th century over the shop dwelling. See DAS pp. 137-138 for details regarding the condition of this structure and justification for its removal. A low level of less than substantial harm will need to be weighed against the heritage and other public benefits of the proposal in line with paragraph 215 of the NPPF.

Blocking of door between first floor landing and north bedroom / bathroom.

- 5.26** This change is disruptive to historic plan form, but as amended the Proposed Scheme does not result in any loss of historic fabric or legibility by virtue of the retained plank and batten door within structural timber framing exposed on both sides of the historic partition wall. The doorway is important as evidence of original communication / means of access to south of chimney breast. The proposed arrangement with the sink positioned in front of the door is fully reversible and would not result in any material harm to the listed building's special interest.
- 5.27** It should also be noted that the approved first floor plan has the sink located against an existing door that is to be locked shut, a measure that is now being proposed when reinstating the door to the opposite side (South side) of the en-suite in a revised sink position.

Breathable Insulation to loft

- 5.28** The introduction of breathable insulation to the east facing roof slope would enhance the listed building's thermal efficacy and long term sustainability as a single dwelling. This is supportive of its optimum viable use and as such is a minor heritage benefit.

Re-use of surplus attic floor timbers to form plank and batten doors

5.29 The re-use of stored and loose fitted timbers to form the new vertical plank and batten doors with traditional ironmongery is an overall neutral aspect of the Proposed Scheme.

Removal of timber stud wall with stone veneered nogging at ground level.

5.30 This cosmetic stud wall was a legacy of the 20th century tea room use. It appears not to have been an original wall or historical feature, as demonstrated by the presence of concrete blockwork within the wall uncovered during its removal (**Figure 37**). The demolition of this partition to create a reveal / recessed cloakroom at the entrance to the ground floor WC improves circulation and layout without harming significance. The impact of this change on the listed building's significance would be a minor heritage benefit as the wall was misleading and interruptive of historic plan form.



*Figure 37: Blockwork construction underlying the cosmetic 'timber stud' wall with stonework nogging shown at **Figure 16***

Fitted wardrobes

- 5.31** Where present within the implemented scheme, these occupy natural recesses or niches adjacent to chimney breast or external walls, secured by means of non-intrusive fixings. The new back to back wardrobe arrangement merely replaces one large wardrobe. The effect of this change would be entirely neutral but beneficial for the purpose of the habitable quality of the dwelling and for the restoration of the adjacent wall finishes in a breathable lime based plaster.

Changes to first floor north bedroom

- 5.32** A new partition to create an en-suite bathroom to the north bedroom is proposed in conjunction with the reinstatement of lime plaster infill panels to the historic spine to delineate the originally separate rooms as distinct spaces. The new bathroom partition has been sensitively designed with a sliding door and executed to a high standard (**Figure 38**) and merely follows the line of a historic, but possibly later, partition shown on plans dating back to 1982 and 1987 which projected as far east as the chimney breast. In conjunction with reinstated fireplace / hearth the interpretation of the space is positive and beneficial, resulting in no harm to the listed building's special interest. Furthermore, the reinstatement of the historic door opening to the east end of the partition (**Figure 38**) and which was to remain sealed under the approved scheme, reinforces historic plan form is a notable heritage benefit of the Proposed Scheme. An old iron hinge was uncovered when the modern plasterboard seal was removed, providing clear evidence of this historic opening which is now integral to the building's contemporary domestic plan form.



Figure 38: First floor north bedroom as implemented

Sliding door partition to wine cellar / utility room (note 18 on approved plan).

- 5.33** This change is likewise sensitively designed with sliding plank and batten door. The arrangement as implemented allows permeability through rear elevation to exhibit the original timber framed structure, with no harm resulting.

Timber cladding main entrance passageway.

- 5.34** This minor change evokes the timber framing to the main part of the house and although not historical, it is a fully reversible intervention that nonetheless reinforces historic character. There was some original oak in the entrance area and hall and this has been augmented to reflect the exposed timber framing throughout the downstairs. This intervention would have a neutral impact on the listed building's special interest, resulting in no harm

Overlaid seasoned oak flooring.

- 5.35** The original floorboards are retained in situ with new floor covering of very high quality oak at first floor level. The finish is fully in keeping with the historic character and appearance of the property whilst retaining the uneven surface and with no loss of historic fabric. The impact of this change on significance is neutral but overall beneficial to historic character.

Removal of poorly detailed modern softwood casement lights to west wall of C15 timber frame, replaced with traditional lime plastered infill panels.

5.36 The original window openings to the west wall of the house have long since disappeared. These modern windows do not represent the original window openings, the position of which is a matter of considerable conjecture. Approved drawings from 1982, 1987 and 1996 (see **Appendix 3**) all indicate that there were no windows in this rear elevation, the modern casements dating from after 1999. Any original windows would have been in the form of fixed and metal casement lights separated by oak staves or mullions. None of these windows remained in the property prior to the implemented scheme and there is no convincing evidence for their respective positions. The removal of the modern casements and infilling using breathable wood wool boards faced in lime plaster reverts to the pre-2000 baseline and serves to reveal and express the 15th century box framing much more clearly and is a significant heritage benefit of the Proposed Scheme (**Figure 39**). This should be weighted accordingly.



Figure 39: Box framing to west wall of the 15th century house with internal windows infilled with wood wool panels and lime plaster.

Timber weatherboarding not added to south elevation, retained as existing.

5.37 This aspect of the proposal is by definition neutral in terms of its impact, but nonetheless should be regarded as an improvement on the approved scheme.

Water well revealed and re-lined in brick to new kitchen floor and left exposed / visible –

5.38 The restoration of this previously hidden feature represents a notably beneficial impact of the Proposed Scheme. The original stone walls of the well are preserved in situ. The repair and presentation of the well reveals and reinforces the archaeological, evidential and historical values of the listed building and its group value with the other listed buildings on High Street, many of which had wells to the rear yards (cf. **Figure 18**). This aspect of the scheme results in a heritage benefit of moderate weight

Five Roof lights removed from rear roof slope and slate covering made good.

5.39 This is a notably positive change of the Proposed Scheme which will restore integrity of rear roof slope and wider local roof scape which was previously hidden by later accretions to the rear of Marlow House. The adjacent roofs of neighbouring listed buildings are unencumbered by rooflights which is a highly positive attribute of the listed building's setting and wider conservation area. The change is thus considered a Heritage benefit of moderate weight.

5.40 The rooflights approved to the south facing roof slope of the Bake House are omitted from the amended scheme. This omission is likewise favourable in heritage terms.

Fireplaces / chimney breasts re-faced in reclaimed brick laid in hydraulic lime mortar to main living room and north bedroom and lime plaster finishes to ground floor Study.

5.41 This is a further positive aspect of the Proposed Scheme. The previous fireplaces were modern or later replicas and of no intrinsic heritage value (see pages 141-144 of the DAS). Furthermore, the fireplace at ground floor level was entirely modern with a faux Tudor hearth opening, but flush with the adjacent walls with the chimney breast not expressed. The fireplace to the study is positioned within the existing hearth and the surrounding wall surface has been re-finished in lime plaster resulting in a neutral impact on the listed building's special interest. The re-faced chimney breast to the main living room and north bedroom results in a heritage benefit of limited weight.

Removal of plasterboard ceiling to SE bedroom and insertion of vaulted ceiling in reclaimed timber with plaster infill. Oak joists to be reinstated.

5.42 The removed ceiling from this part of the building was of modern plasterboard construction. New oak ceiling joists to this room are to be reinstated. This change overall has an ostensibly neutral impact on the listed building's significance but is undoubtedly an improvement on the approved scheme which reinforces historic character and quality of the bedroom space.

5.43 The removed plasterboard has revealed original smoke blackened timbers which is of historic interest and enhances ability to understanding aspects of the building's heritage value as a hall house that was previously concealed. As such, this element of the proposal would give rise to a minor heritage benefit and is not harmful to special interest.

Replacement of casement window to S elevation with three-over-three vertical sliding sash.

5.44 This is a further minor but beneficial change resulting in a small Heritage Benefit.

Installation of underfloor heating to all parts of the building and ground floor level

5.45 New underfloor heating has been installed on top of pre-existing modern boarding sat on older joists to the original part of the house (all retained) with slate floor finishes above. The heating system is beneficial to the preservation of the primary timber framed construction as it will maintain consistent levels of humidity and temperature throughout the year. Underfloor heating is the optimal system for the conservation of timber framed buildings because of the stable environment it creates. This is in contrast to the rapid temperature rise and fall of conventional central heating which invariably leads to greater movement in the timber and presence of condensation in areas which are prone to damp. The underfloor heating (as implemented) is thus a heritage benefit of the proposed scheme of moderate weight.

Wall and ceiling finishes throughout the building taken back to primary fabric finishes wherever possible

5.46 The scheme (as implemented) reveals of over 60% more of the original oak frame and stone construction compared to the approved scheme and 2022 baseline which

presented a mere 30% of exposed primary building fabric. This approach is highly beneficial in heritage terms for two principal reasons.

- 5.47** Firstly, the exposing of the primary construction in conjunction with wood wool panels, lime plaster and lime mortar finishes provides a much more permeable environment for the oak framing as a whole. In conjunction with the underfloor heating, this will allow the historic fabric to breath whilst providing consistent levels of relative humidity which will optimise the building's long term conservation.
- 5.48** Secondly, the approach taken has revealed a great deal more of the building's historic character, enhancing legibility and an ability to appreciate its innate significance, and associated heritage values derived from its architectural, historical, aesthetic and archaeological interest.
- 5.49** This aspect of the proposed scheme secures a significant heritage benefit which does not form part of the approved scheme drawings. Hence, the additional benefit of the restored historic fabric should be given due consideration as part of an evaluation of the proposed scheme impacts.

External changes within the grounds / rear garden area

- 5.50** The implemented landscaping and external works itemised in paragraph 5.4 do not adversely affect the setting of the listed building.
- 5.51** The reduced height log store is a slight improvement on the approved design.
- 5.52** The timber pergola to the east side of the garden is appropriately scaled and is not a distraction to the heritage asset. The feature is neutral in terms of impact.
- 5.53** The feature Corten steel arch is an attractive contemporary addition to the landscaped garden and would have a neutral impact on the listed building's significance. The irrigation tank is likewise discreet and entirely inert in its effects on the setting.
- 5.54** Overall the external works requiring planning permission would preserve the listed building's setting, with no harm resulting.

Summary of Impacts on 107 High Street and Heritage Balance

- 5.55** Taken as a whole the effects of the Proposed Scheme as amended would significantly enhance the building's heritage values, accepting a degree of harm resulting from the master bathroom dormer roof extension. Nonetheless, the heritage benefits of the proposal are considerable, in conjunction with the overarching benefit of securing the heritage asset's beneficial use as a single dwelling on a long term basis as part of a fully restored property which was previously in very poor condition, with timber framing overclad, insensitively concealed and not allowed to breathe. By contrast, the implemented scheme fully restores the primary building fabric throughout, building on the restoration of the building's external envelope and adjoining gable wall to No. 109 which has been repointed in hydraulic lime mortar.
- 5.56** Overall the heritage benefits of the proposal decisively outweigh the identified lowest level of less than substantial harm, resulting in no residual heritage harm on the basis of internal heritage balance.¹⁸
- 5.57** Furthermore the scheme as implemented has been executed to a very high standard with outstanding attention to detail (e.g. joinery, carpentry, ironmongery, masonry and timber framing repairs) to the extent that it is many ways an exemplary scheme. Indeed the project has won a number of awards, including recognition from the Sussex Heritage Trust 2025 (winner of Small Scale Restoration Award ,Restoration, Conversion and Extension and winner of Master Craftsman for the quality of workmanship in Marlow House) and Crittall - House of the Year (2025).
- 5.58** In conclusion the building's special interest and would thus be preserved for the purpose of the decision maker's duty under Section 16(2) and 66(1) of the 1990 Act.
- 5.59** Accordingly, paragraphs 214 and 215 of the NPPF are not engaged and the Scale of Harm tabulated at **Appendix 1** does not apply.

¹⁸ R (Palmer) v Herefordshire Council [2016] EWCA Civ 1061 established that where proposed development would affect a listed building or its settings in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting.

Impact on the significance of Lindfield Conservation Area

- 5.60** Insofar as the Proposed Development would preserve the special interest of Marlow House, an important building within the conservation area to which it contributes positively, the application scheme would not harm the special character and appearance of the Lindfield Conservation Area.
- 5.61** The group value of the sequence of listed buildings to the west side of High Street would be better revealed and appreciated as a result of the proposed scheme.
- 5.62** There would be preservation for the purpose of the Section 72(1) and 66(1) statutory duties. Paragraphs 214 and 215 of the NPPF are not engaged in regard to the conservation area and adjacent or nearby listed building. The Scale of Harm tabulated at **Appendix 1** does not apply.

Summary of effects on Heritage Significance

- 5.63** In summary, there would be no erosion of the building's special interest or any residual harm for the purpose of paragraph 213 of the NPPF. The Lindfield Conservation Area would be preserved by the proposed development. Accordingly, Paragraphs 214-215 of the NPPF are not engaged and there is preservation for the purposes of the decision maker's duty under Sections 16(2), 66(1) and 72(1) of the Act. The Scale of Harm tabulated at **Appendix 1** does not apply.
- 5.64** There would be no conflict with any local or regional policies relating to built heritage.

6. Conclusions

- 6.1** This Heritage Statement has been prepared by HCUK Group on behalf of Simon Dougall in relation to amended proposals to alter and extend Marlow House, No. 107 High Street Linfield in conjunction with external works and minor development within the building's curtilage. The Site comprises a grade II listed building within the Lindfield Conservation Area.
- 6.2** This report provides sufficient information on relevant assets for the local planning authority to gauge the suitability of the amended proposals in heritage terms, in compliance with paragraphs 207 and 208 of the NPPF. It provides an account of the historic development of the Site and its surroundings, a proportionate assessment of the significance of potentially affected heritage assets and an appraisal of the effects of the proposed scheme which is illustrated at **Appendix 2**.
- 6.3** The scheme will deliver an exemplary restoration and refurbishment of the 15th century timber framed house which comprises the core significance of the grade II listed building. The new interventions are sensitively designed, combining traditional and contemporary elements which are sympathetic to the building's high architectural value and historic interest.
- 6.4** The replacement rear extension is of contrasting modern design, well-proportioned and carefully detailed using high quality materials. The 1830s brickwork outrigger will be appropriately celebrated, remaining a prominent element of the composition and restored to its Regency era appearance.
- 6.5** The east facing elevation to High Street has been restored to a very high standard, including replacement joinery in hardwood and replacement front door of improved design.
- 6.6** Works of restoration and alteration to the interior have an overwhelmingly positive impact on the historic character of the listed building and its long term conservation. On balance the proposed scheme would sustain, reveal and reinforce the special interest of the heritage asset in compliance with paragraph 210 of the NPPF.

- 6.7** Further to the assessment undertaken in Section 5 of this Report, it is concluded that the proposed scheme will preserve the architectural and historic interest of the subject grade II listed property, with no residual harm resulting. The group value of the listed buildings to this part of Lindfield High Street group would be preserved in respect of the Section 16(2) and 66(1) statutory duties. The Lindfield Conservation Area would be preserved for the purpose of the Section 72(1) duty.
- 6.8** Taken as a whole the proposed scheme will not result in harm to any heritage assets (designated or otherwise) and paragraphs 214-216 of the NPPF are not engaged.
- 6.9** The Proposed scheme complies with all local and regional policies relating to the historic environment and the Council is invited to consider the scheme favourably in compliance with paragraph 219 of the NPPF.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been worked up by HCUK Group (2019) based on current policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It draws on various recent appeal decisions and reflects the increasing importance being put on the contribution of setting to significance and the need to create a greater level of clarity within the finding of less than substantial harm (see the NPPF, paragraphs 213-215). This has been proving more and more necessary and the table below goes some way to reflect the most recent updates (2019) to the guidance set out within the NPPG¹⁹

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK Group, 2019

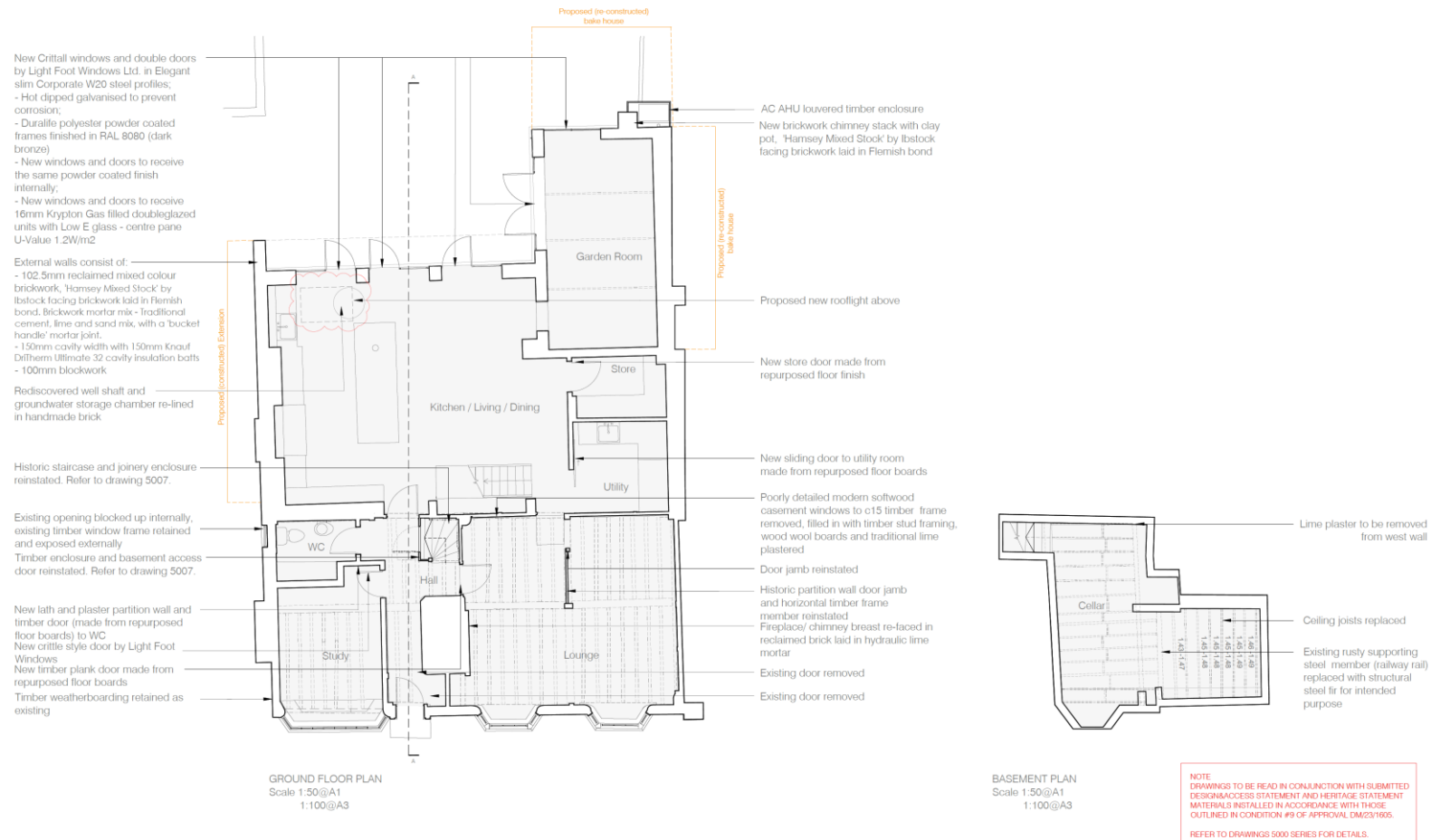
¹⁹ See NPPG 2019. Section: 'How can the possibility of harm to a heritage asset be assessed?'. Paragraph 3, under this heading notes that '*within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*'

Appendix 2

Proposed Scheme Details (Studio Kyson)



Proposed East and West Elevations



Proposed Basement and Ground Floor Plan

21.5mm toughened and laminated clear glass balustrade with bespoke fascia brackets and 50mm projection buttons by South Coast Steel Ltd.

New Crittall windows and double doors by Light Foot Windows Ltd. in Elegant slim Corporate W20 steel profiles;
- Hot dipped galvanised to prevent corrosion;
- Duralife polyester powder coated frames finished in RAL 8060 (dark bronze)
- New windows and doors to receive the same powder coated finish internally;
- New windows and doors to receive 16mm Krypton Gas filled doubleglazed units with Low E glass - centre pane U-Value 1.2W/m2

External walls to consist of:
- PeraChar Charred Timber Cladding (Larch) - Crushed Berry. Square-edged boards
- Timber noggings (various sizes)
- 100mm Knuf Drihem Ultimate 32 cavity insulation batts
- 100mm blockwork

Proposed rooflight
Proposed timber cladding, applied vertically, with natural finish

Victorian window to be replaced exposed internally for a 8 over 8 hardwood Georgian sash window with frosted glazing, diffused LED lighting strip to be installed around perimeter of window on dressing room side, to allow window to be illuminated as a feature in the bedroom

Existing window replaced with new timber sash window

New timber door
Historic staircase and access door reinstated. Salvaged timber steps to be reused. Refer to drawing 5008.
Opening and existing door to be reinstated and locked shut, exposed on both sides

Historic timber horizontal joists to be removed

Existing gypsum plaster ceiling removed, new vaulted ceiling installed within existing timber rafters



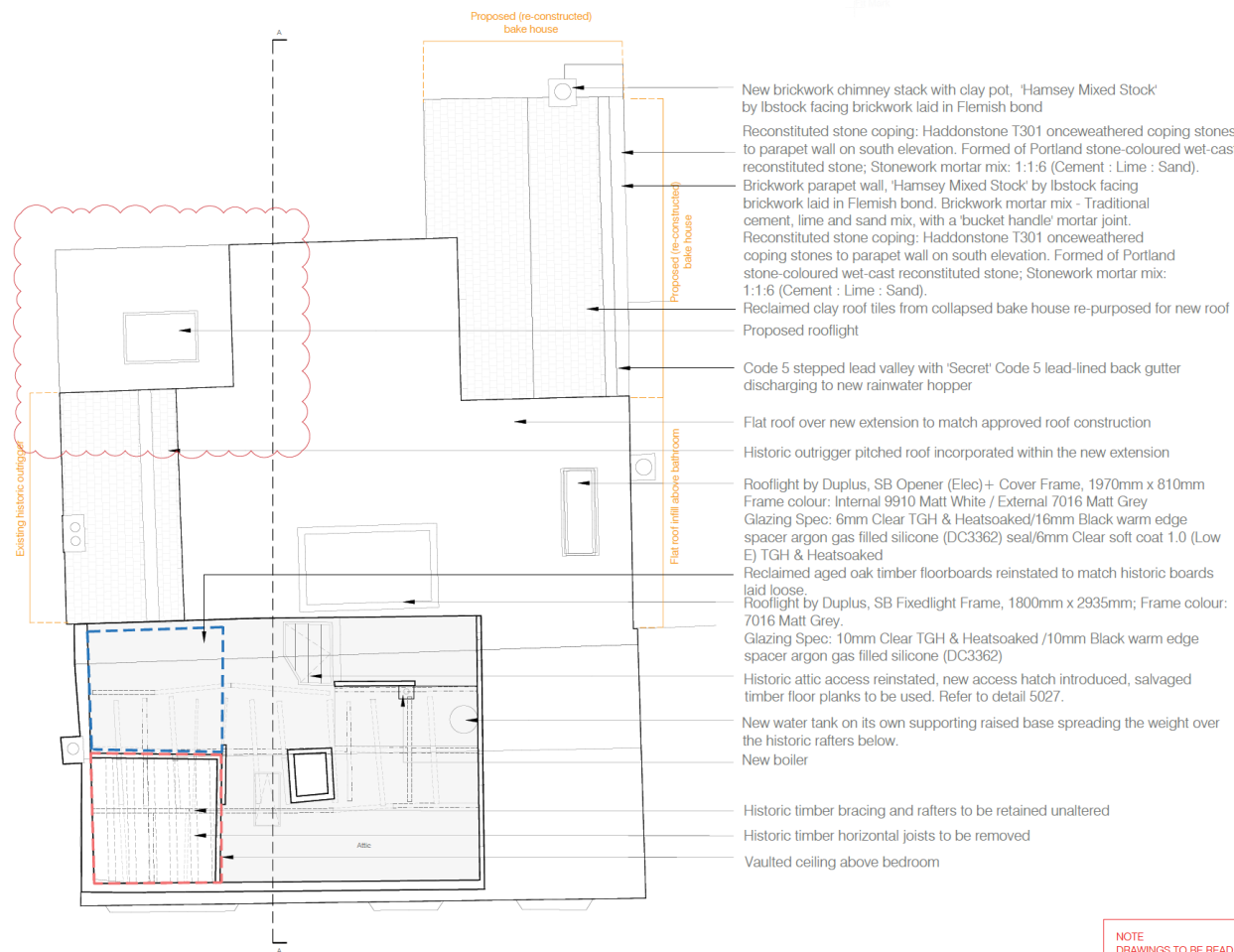
FIRST FLOOR PLAN
Scale 1:50@A1
1:100@A3



NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED DESIGN/ACCESS STATEMENT AND HERITAGE STATEMENT MATERIALS INSTALLED IN ACCORDANCE WITH THOSE OUTLINED IN CONDITION #9 OF APPROVAL DM23/1605.
REFER TO DRAWINGS 5000 SERIES FOR DETAILS.

Revised Building Consent				kyson			
Rev	Comments	By	Date	Client	Drawn	Checked	Reviewed
A	Amendments as discussed	KN	Nov 25	Mr. Simon Duggan	DR	DR	DR
B	Staircase access door reinstated	KN	Feb 26		DR	DR	DR
C	South East bedroom annotations amended	JE	Apr 26	Project Title	DR	DR	DR
D	Amendments as discussed	KN	Jun 26	107 High St, Lindfield, Hove, Brighton, BN15 2JL	DR	DR	DR
E				Drawing Title	DR	DR	DR
				Proposed DA Plans	DR	DR	DR
				First Floor	DR	DR	DR
				Scale	1:50@A1	1:100@A3	
				Date	Apr 25		
				Drawn	KN		
				Checked	KW		
				Reviewed			
				Project No.	900-25		
				Drawing No.	2001		
				Revision	E		

Proposed First Floor Plan

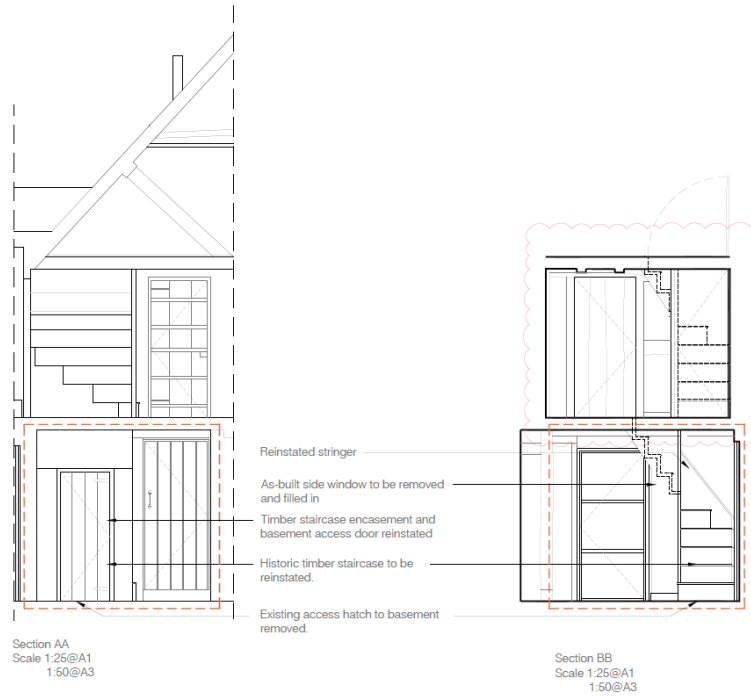


NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED
DESIGN ACCESS STATEMENT AND HERITAGE STATEMENT
MATERIALS INSTALLED IN ACCORDANCE WITH THOSE
OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605.
REFER TO DRAWINGS 5000 SERIES FOR DETAILS.

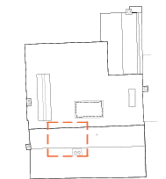
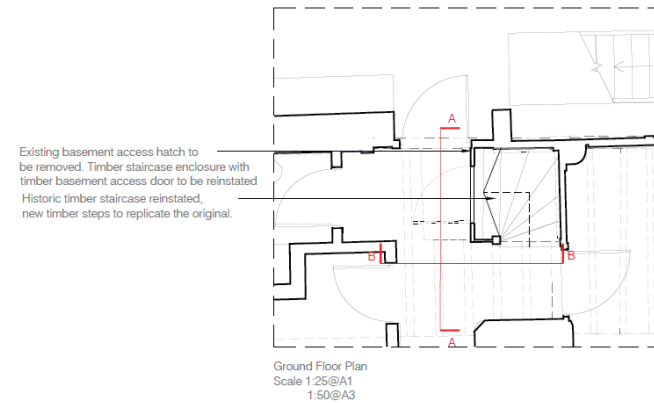
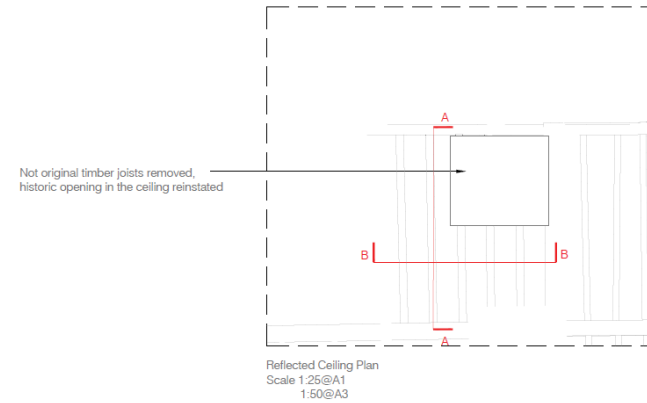
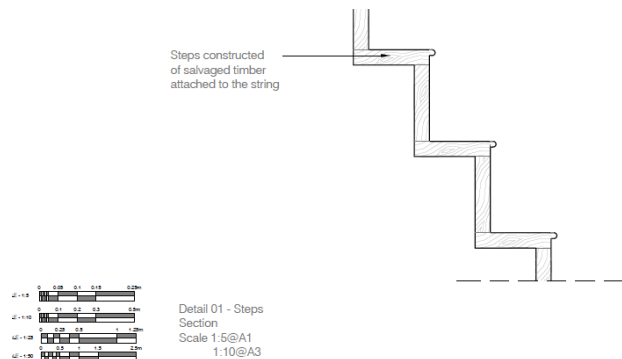
LISTED BUILDING
CONSENT

kyson

Proposed Second Floor Plan



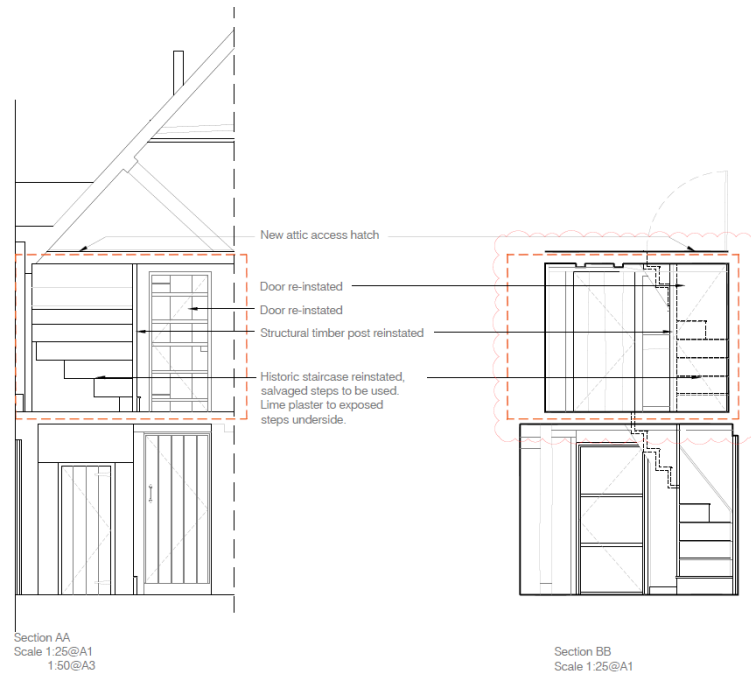
GROUND FLOOR DETAILS



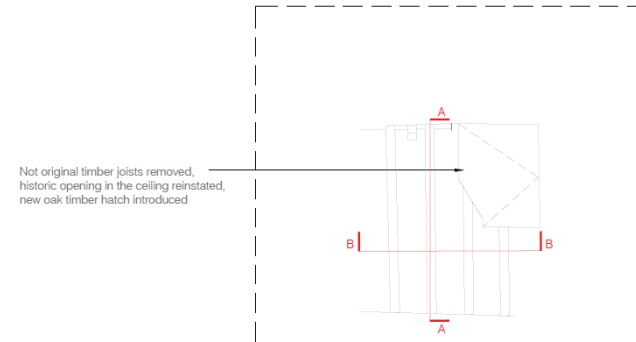
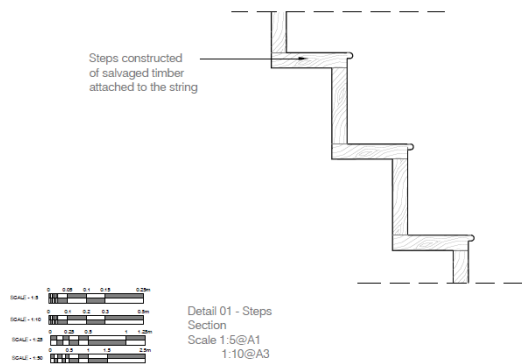
NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED DESIGN/ACCESS STATEMENT AND HERITAGE STATEMENT MATERIALS INSTALLED IN ACCORDANCE WITH THOSE OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605

Revised Building Consent			kyson		
No.	Comments	By	Date	By	Date
B	Amendments as detailed	KH	Nov 23	Mr. Simon Douglas	
C	Final floor slab access door reinstated	KH	Feb 24		
Project Title: 107 High St, Lindfield, West Sussex, BN18 3JH					
Drawing Title: Defence War Staircase - Ground Floor					
Scale:	1:25@A1	1:50@A1	1:100@A1	1:250@A1	1:500@A1
Drawn:	Apr 25	KH	KW		
Project No.:	900-25	5007	C		

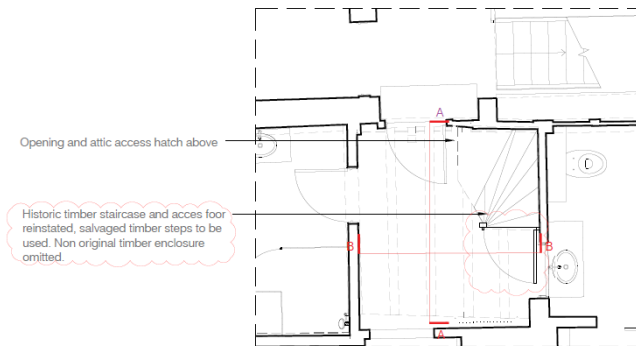
Proposed Ground to First Staircase



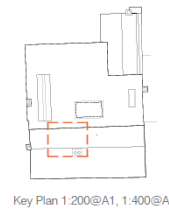
FIRST FLOOR DETAILS



Reflected Ceiling Plan
Scale 1:25@A1
1:50@A3



KEY PLAN First Floor Staircase
Scale 1:25@A1
1:50@A3



NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED DESIGN/ACCESS STATEMENT AND HERITAGE STATEMENT MATERIALS INSTALLED IN ACCORDANCE WITH THOSE OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605

LIMITED BUILDING COMMENT				kyson			
Rev	Comments	By	Date	Rev	Comments	By	Date
B	Amendments as detailed historic staircase to be reinstated	KH	Nov 25	28	Section Street	LM	
C	First floor stair access door reinstated	KH	Feb 26	29	Section Street	LM	
Project Title:				1: 1:1000, 2: 1:500, 3: 1:250			
107 High St, Lindfield, Hove, Brighton, BN16 2JH				Project No:			
Drawing Title:				Drawing No:			
Detail Drawings: Outcrops, Window Details - First Floor				Revision:			
Scale:				C			
1:250@A1 1:500@A3				500-25			
Apr 25				3008			
KH				KW			

Proposed First to attic Staircase

ROOF CONSTRUCTION

COLD roof insulation and waterproofing laid over timber joists and steel beams to structural engineer's drawings, details and specifications, comprise of:

- Roof Finish and Waterproofing system
- BAUDER SINGLE PLY MEMBRANE;
- Bauder Single ply membrane adhesive;
- VCL - Bauder Vapour Control layer, over;
- Deck - 18mm WBP ply deck, in accordance with Structural Engineer's drawings, details and specification, mechanically-fixed to;
- Treated softwood timber furring pieces to create a min. 1:40 fall towards the gutter, in accordance with Structural Engineer's drawings, details and specification;
- Timber flat roof joists, with size and spacing in accordance with Structural Engineer's drawings, details and specification;
- Mechanically-fix black 18x16 standard flyscreen mesh behind timber soffit boarding and beneath timber joists, by Premier Environmental Ltd;
- Timber cladding to soffit mechanically-fixed to timber joists, allowing for 8mm spacing between the boards.

Cladding fixing in accordance with the instructions and recommendations of the cladding manufacturer;

- At abutment of balcony with adjacent flat roof, provided to provide cross-flow ventilation of 25,000mm²/sq.m.

Clay chimney pot with cover

Reclaimed clay roof tiles from collapsed bake house re-purposed for new roof

- New Crittall windows and double doors by Light Foot Windows Ltd. in Elegant slim Corporate W20 steel profiles;
- Hot dipped galvanised to prevent corrosion;
- Duralife polyester powder coated frames finished in RAL 8080 (dark bronze)
- New windows and doors to receive the same powder coated finish internally;
- New windows and doors to receive 16mm Krypton Gas filled doubleglazed units with Low E glass - centre pane U-Value 1.2W/m²

- Cast aluminium painted black rainwater downpipe
- 21.5mm toughened laminated glass balustrade by South Coast Steel Ltd, bespoke fascia brackets, 50mm projection buttons

Re-constructed bake house and chimney, 'Hamsey Mixed Stock' by lbstock facing brickwork laid in Flemish bond

SECTION A-A
Scale 1:50@A1
1:100@A3

Proposed (re-constructed)
bake house

Proposed (constructed) Extension

FIRST FLOOR CONSTRUCTION:

- Timber floor matching existing by The West Sussex Antique Timber, random width tongue and grooved character grade solid oak flooring 150mm to 280mm wide x 20mm thick in random lengths up to 3500mm, hand planed on the edges of the boards, screwed and pelleted into the existing timber boards, stained to an approved colour and protected with 3 coats of a durable floor sealer

Plateau rooflight window by Duplus 10mm Clear TGH & Heatsoaked /10mm Black warm edge spacer argon gas filled silicone (DC3362) seal/8.8mm Clear soft coat 1.1 laminated with polished edges on inner laminate

Re-constructed brickwork chimney faced in lime render with white breathable painted finish.

Top four brick courses left fair-faced, using blend of bricks reclaimed from original chimney and new matching bricks. Implemented in accordance with permission DM/24/0987

New boiler flue

Historic attic access hatch with timber finish reinstated, salvaged timber planks to be reused.

Historic staircase reinstated, salvaged timber steps to be used

Reclaimed aged oak timber floorboards reinstated in attic to match historic floorboards.

Reinstated opening in the wall, existing timber door reinstated and fixed shut, door exposed on both sides.

New fitted wardrobe within niche adjacent to chimney breast, 18mm MDF painted off white, secured by means of non-intrusive fixings

Existing door removed

Existing door removed

New timber plank door made of salvaged floor boards

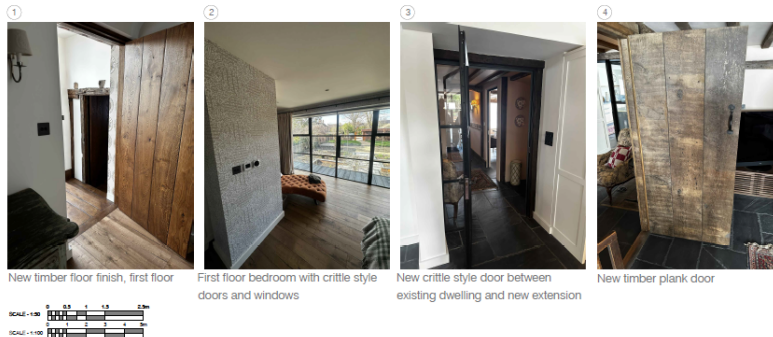
Historic staircase reinstated, new timber steps to replicate original

Reinstated timber enclosure and basement access timber door.

New Crittall windows and double doors in Elegant slim Corporate W20 steel profiles;

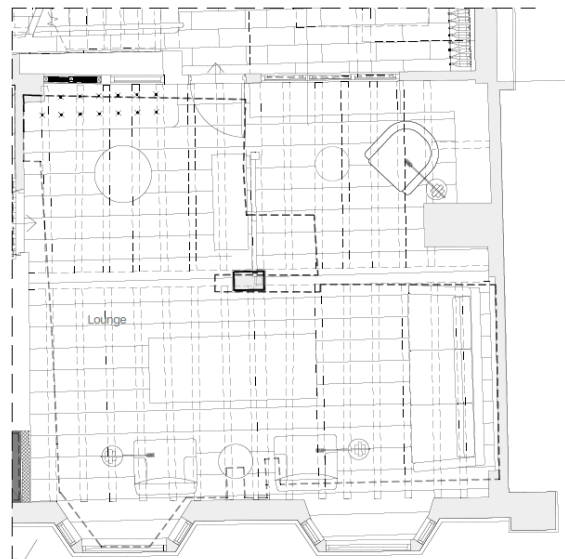
- Hot dipped galvanised to prevent corrosion;
- Duralife polyester powder coated frames finished in RAL 8080 (dark bronze)
- New windows and doors to receive the same powder coated finish internally;
- New windows and doors to receive 16mm Krypton Gas filled doubleglazed units with Low E glass - centre pane U-Value 1.2W/m²

NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED
DESIGN/ACCESS STATEMENT AND HERITAGE STATEMENT
MATERIALS INSTALLED IN ACCORDANCE WITH THOSE
OUTLINED IN CONDITION #5 OF APPROVAL DM/23/1655.
REFER TO DRAWINGS 5000 SERIES FOR DETAILS.

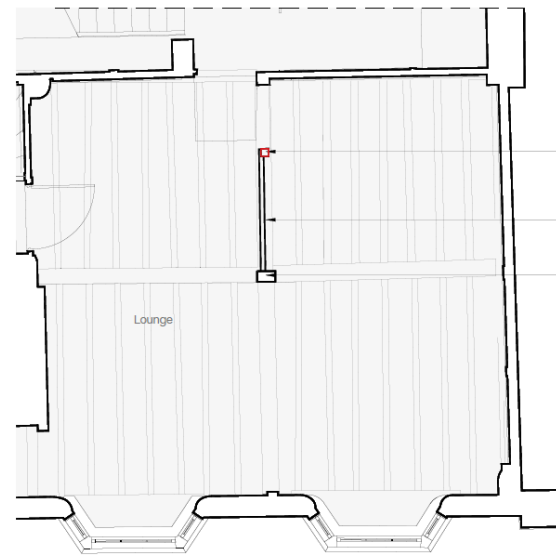


LINTED BUILDINGS SOCIETY				kyson			
Rev	Comments	By	Date	Scale	Drawn	Checked	Revision
B	Amendments as discussed	EN	Nov 25	1:50@A1	Mar 25	EN	1
Project Title				Project No.			
107 High St, Lindfield, Horsham District, West Sussex. BN18 2PH				Drawing No.			
Proposed Section A-A				Drawing No.			
Scale				Drawing No.			
1:50@A1				Drawing No.			
1:100@A3				Drawing No.			

Proposed Section A-A



Approved Scheme
Ground Floor Plan
Scale 1:25@A1, 1:50@A3



Proposed Scheme
Ground Floor Plan
Scale 1:25@A1, 1:50@A3

Previously removed door jamb to be reinstated to make legible an original stud partition which was heavily altered in the 20th century.

Historic horizontal timber frame member to be reinstated, secured to the post for stability

Existing timber gunstock post



Internal lounge wall prior to changes.

- Plaster panel infills removed
- Historic door jamb to be reinstated
- Steel post previously replaced with timber gunstock post
- Historic horizontal timber frame member to be reinstated, secured to the post for stability
- Non-original decorative wall fillet element previously removed

KEY:

Highlighted difference between Approved Scheme and 'As-Built'/Proposed Scheme



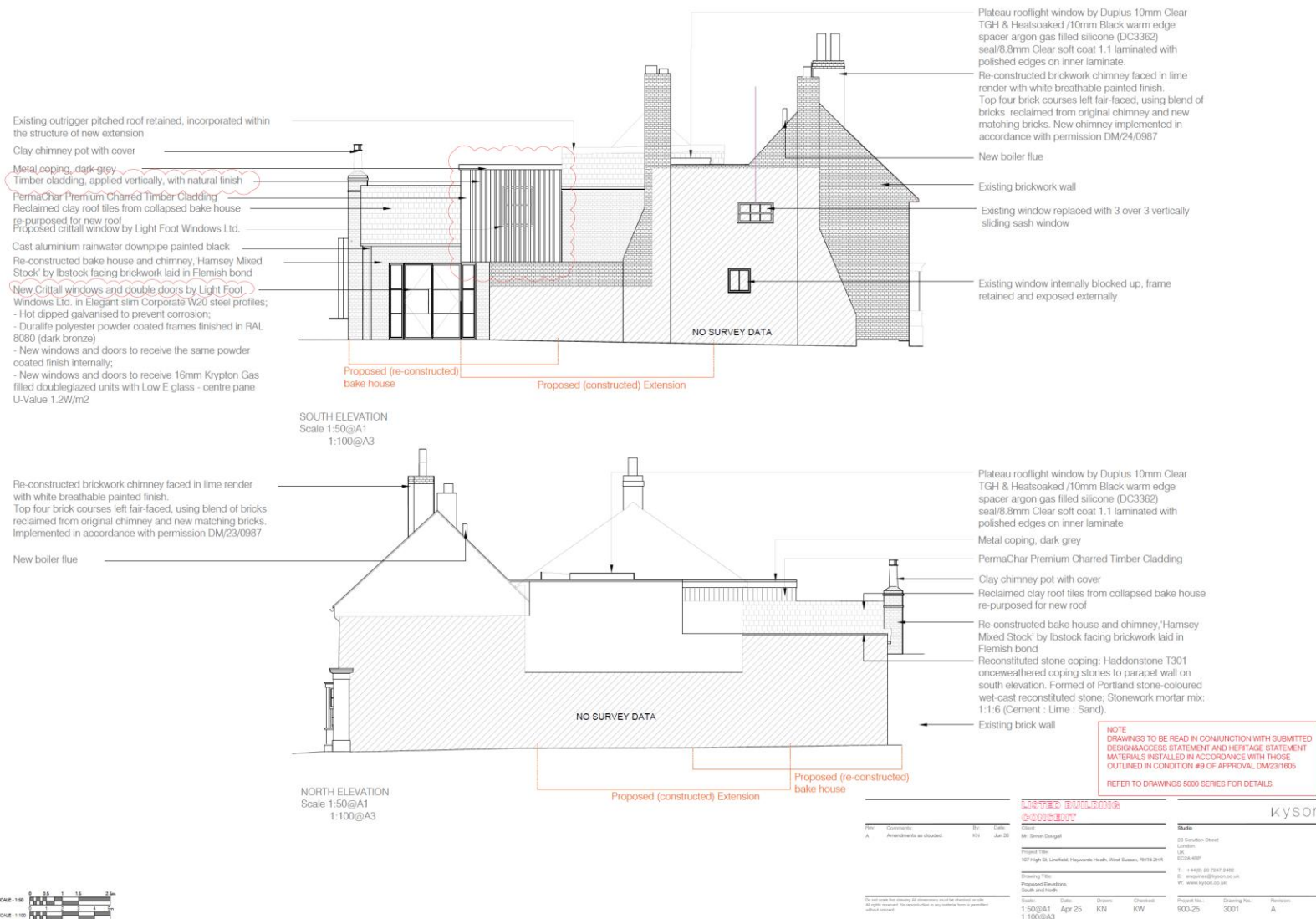
Key Plan 1:200@A1, 1:400@A3

NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED
DESIGN/ACCESS STATEMENT AND HERITAGE STATEMENT
MATERIALS INSTALLED IN ACCORDANCE WITH THOSE
OUTLINED IN CONDITION #9 OF APPROVAL DW/23/1605

				LISTED BUILDING CONSULT				 kyson			
								 Scale			
Rev	Comments	By	Date	Client	28 Euston Street						
A	Amendments as detailed	KN	Nov 25	Mr. Simon Douglas	London EC2A 6PP T: +44(0) 20 7247 2462 E: enquiries@kyson.co.uk W: www.kyson.co.uk						
Project Title											
107 High St, Lindfield, West Sussex, BN16 2PH											
Drawing Title											
Ground Floor North Lounge Reinstated Door Jamb											
Author	Checker	Drawn	Checked	Project No.	Drawing No.	Revision					
1:25@A1	Aug 25	KN	KW	900-25	5026	A					
1:50@A3											

Only use these tags: [Rev](#), [Comments](#), [By](#), [Date](#), [Client](#), [Project Title](#), [Drawing Title](#), [Author](#), [Checker](#), [Drawn](#), [Checked](#), [Project No.](#), [Drawing No.](#), [Revision](#)

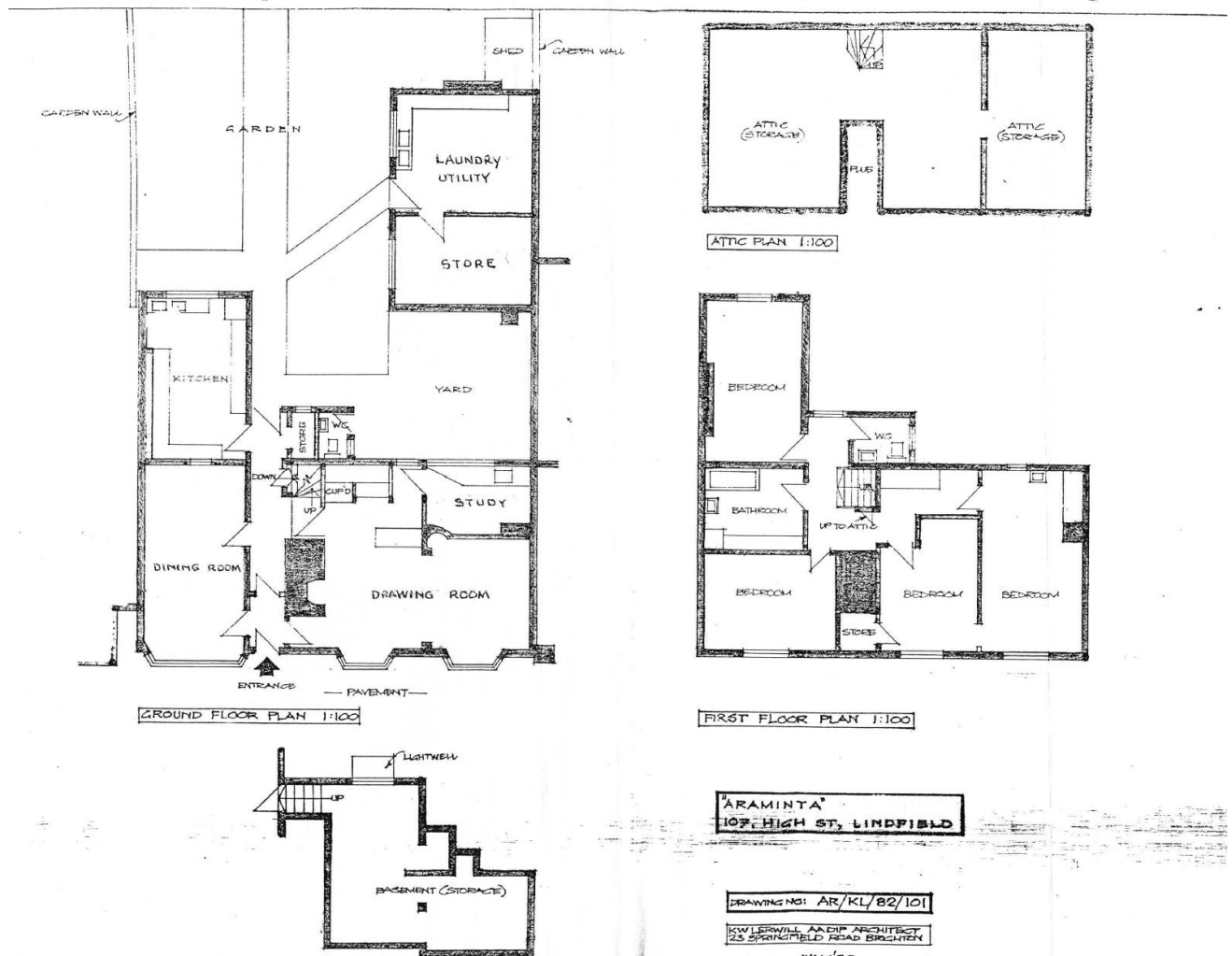
Proposed Reinstated partition to main ground floor lounge



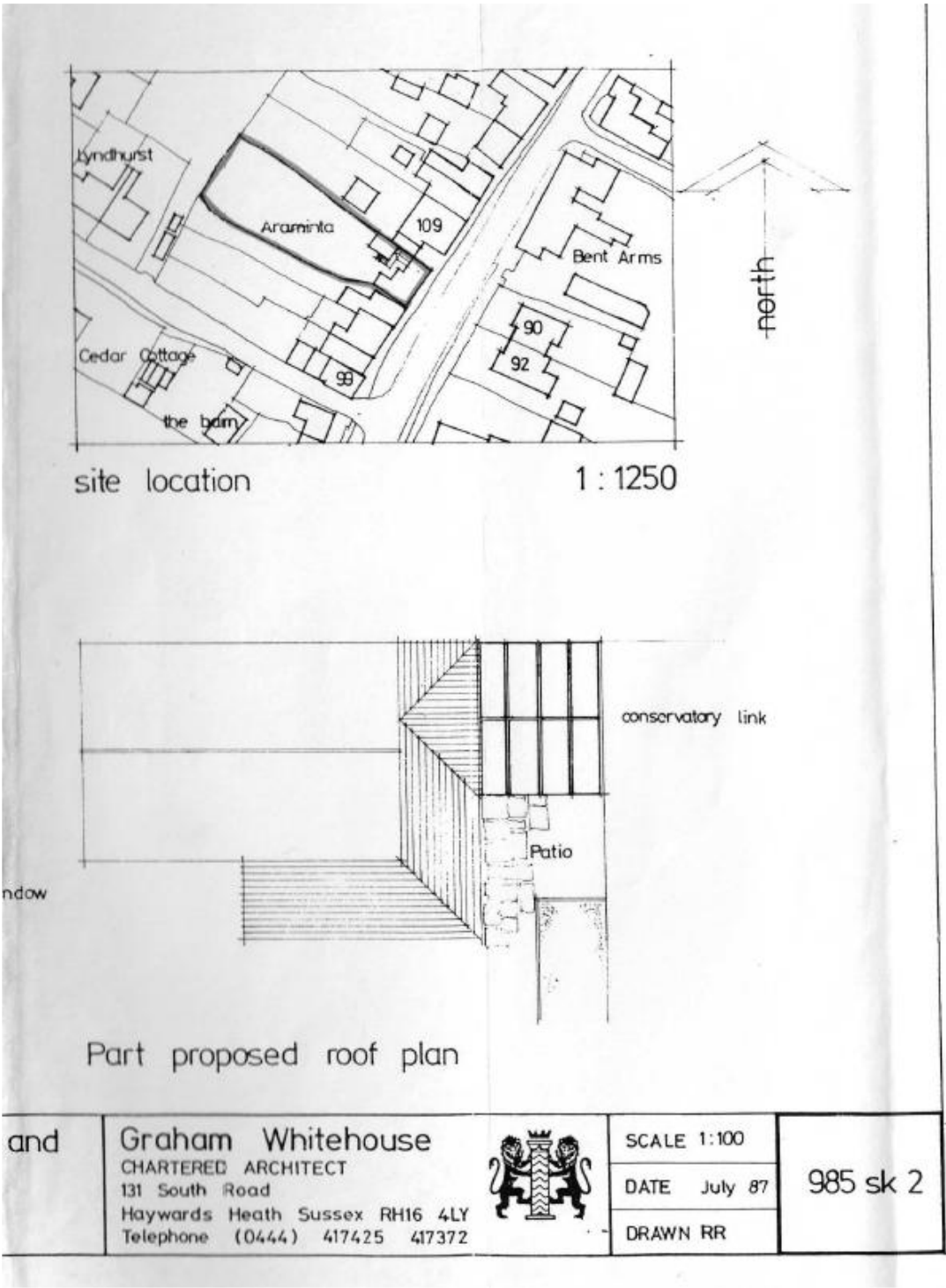
Proposed North and South Elevation

Appendix 3

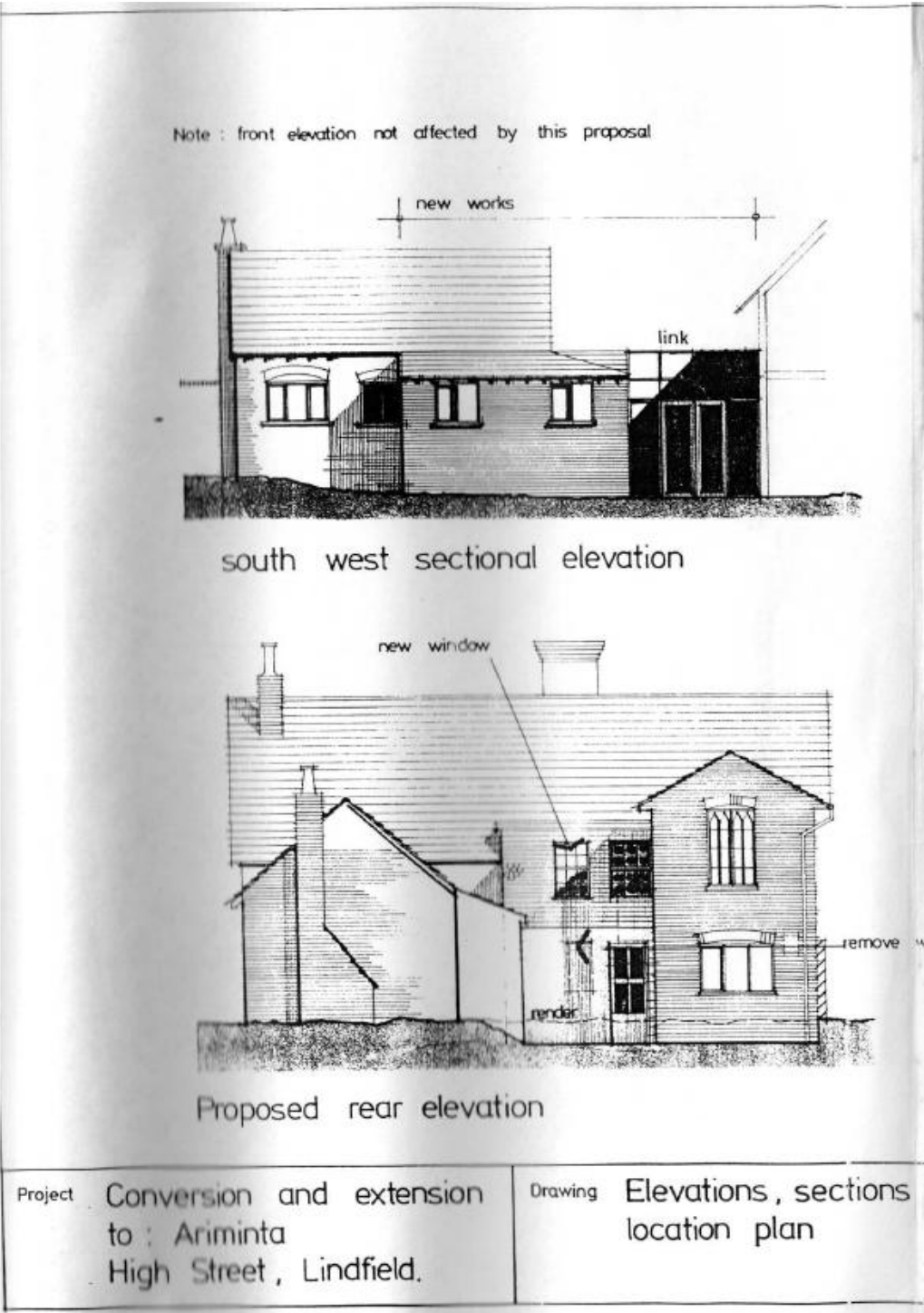
Historic Plan Drawings



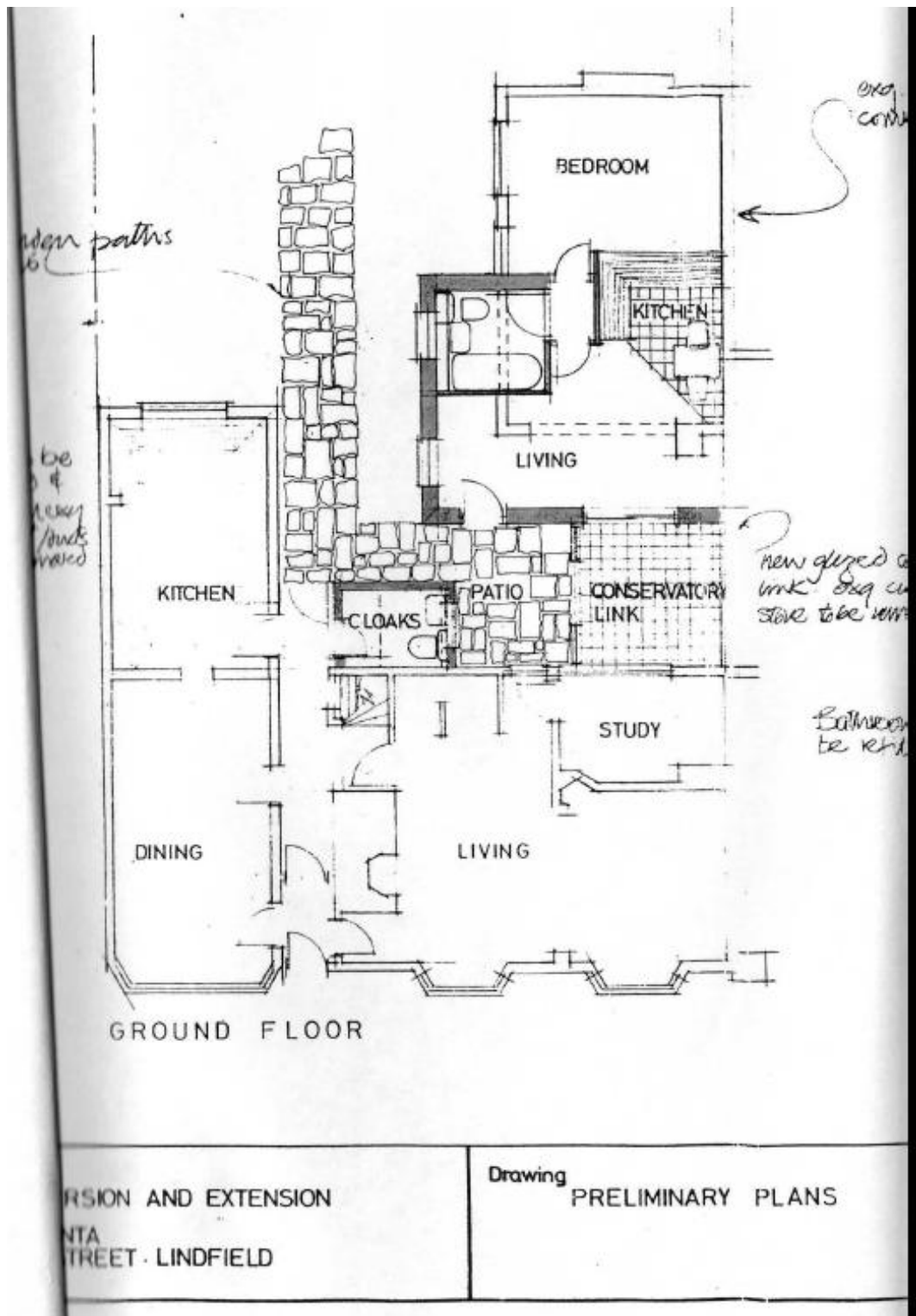
1982 Plan Drawings



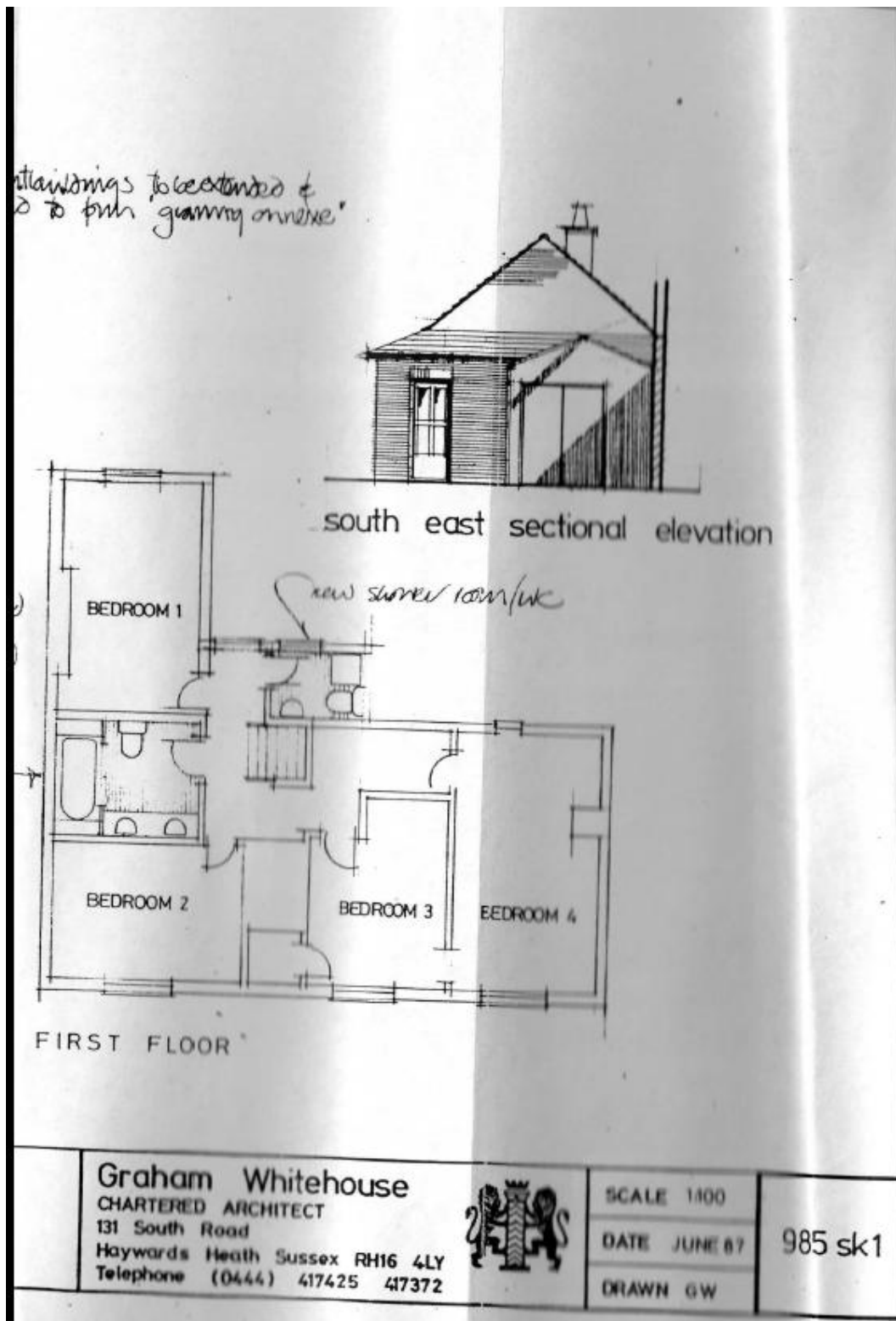
1987 Plan Drawings (LF/063/87 and LF/064/87)



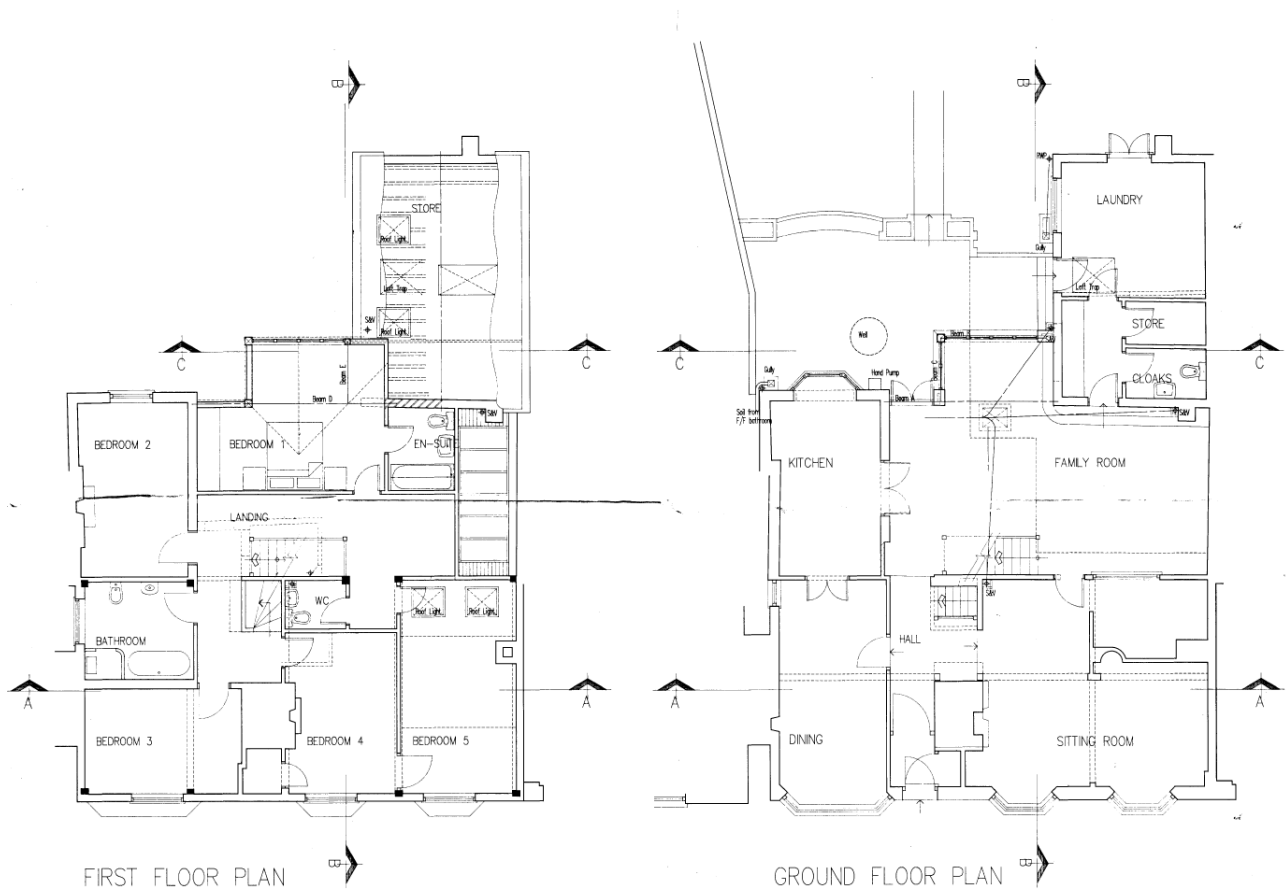
1987 Plan Drawings (LF/063/87 and LF/064/87)



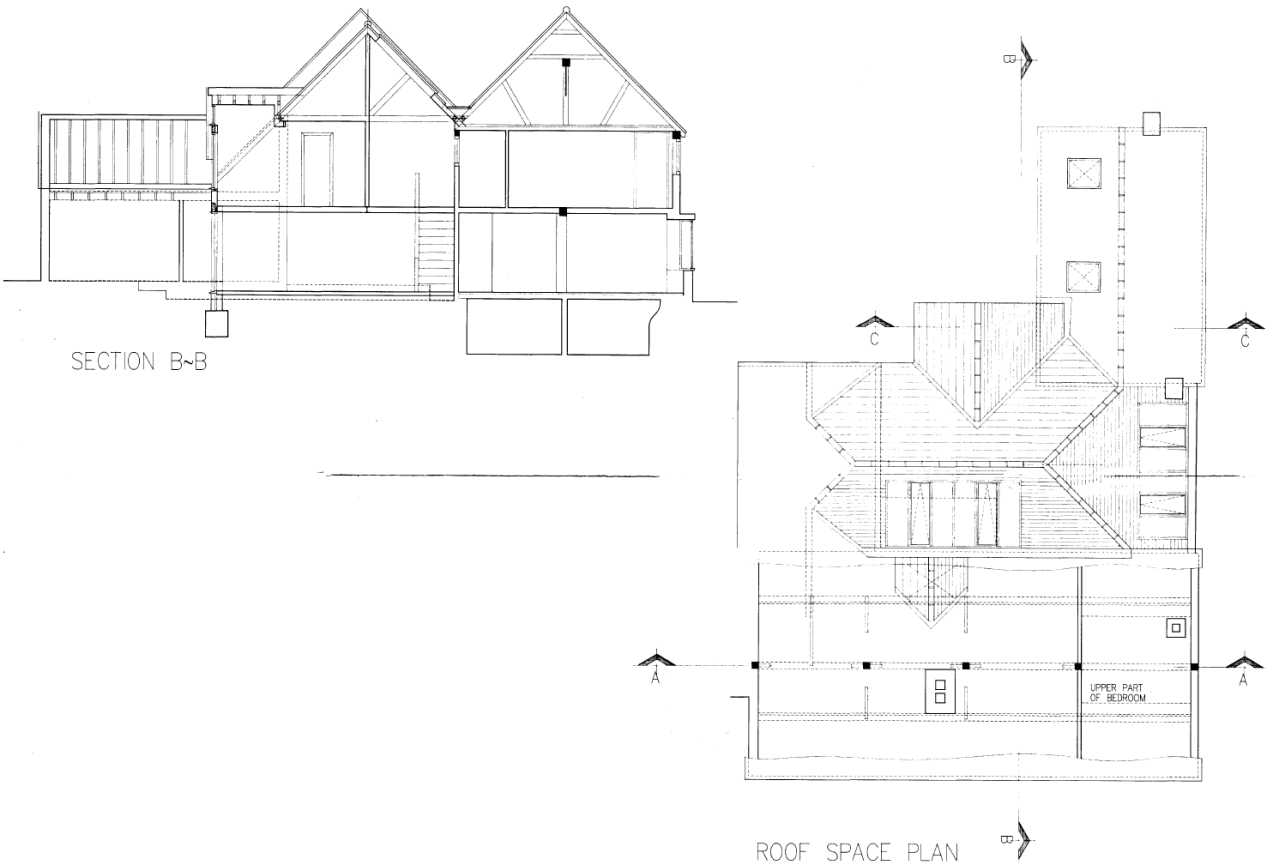
1987 Plan Drawings (LF/063/87 and LF/064/87)



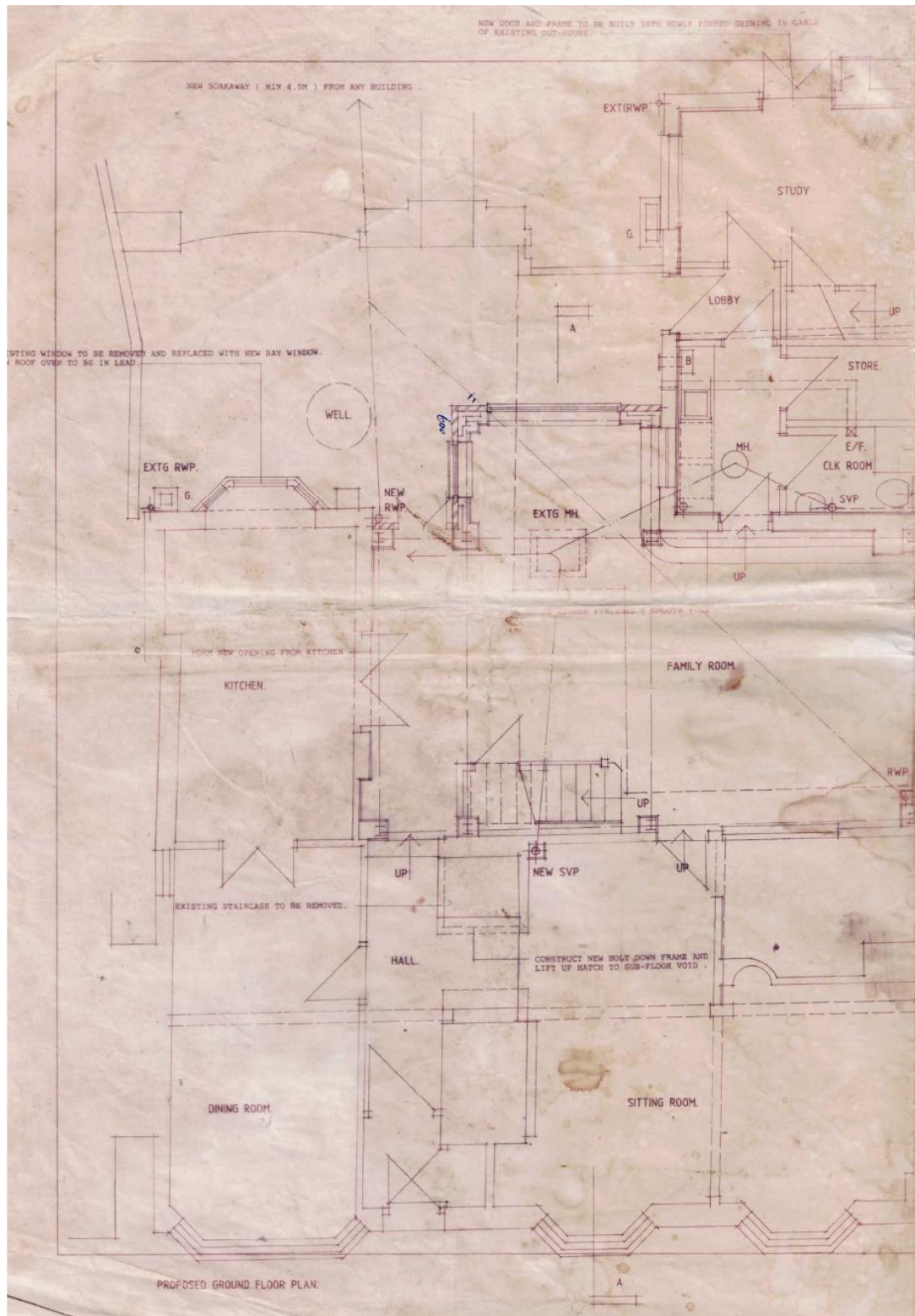
1987 Plan Drawings (LF/063/87 and LF/064/87)



1996-97 Plan Drawings (LF/083/96)



1996-97 Plan Drawings (LF/083/96)



1999 Plan Drawing – Ground floor

Standard Sources

<https://maps.nls.uk>

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www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2024

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)