

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 May 2025 17:08:08 UTC+01:00
To: "Beth Howland-Smith" <Beth.Howland-Smith@midsussex.gov.uk>
Subject: Rosemary Cottage, 80 High Street, Lindfield

Hi Beth

Comments on the above planning application.

Rosemary Cottage is a Grade II listed attached house dating from c.1830 and located within the Lindfield Conservation Area. The attached property to the north, Osborn Cottage, is also Grade II listed, as are a number of the other houses further north and south to this side of the High Street. The houses have long back gardens stretching to the east, which back onto a public footpath leading between Alma Road and Brushes Lane. These gardens are attractive and provide a verdant context for the buildings along the High Street, contributing positively to the settings of the various listed buildings forming part of the row, and to the semi-rural, 'villagey' character of the Conservation Area, although public views of them are limited by surrounding fences and planting.

The current proposal is for the retention of a detached metal framed greenhouse which has been constructed within the rear garden of no. 80.

The greenhouse is modestly sized and located towards the eastern end of the garden. It is partly screened in views from the house by a pre-existing rear outbuilding which sits across most of the width of the garden closer to the house. It is sympathetic in its design and materials to the context. In my opinion, although its construction will have resulted in the loss of a small area of garden space, the structure is not unduly visually prominent even though it is set on a slightly raised brick plinth, and does not detract from either the settings of the listed buildings to the west, or the character and appearance of this part of the Conservation Area. It is not visible from the path to the end of the garden because of intervening screening.

In my opinion therefore the building preserves the setting of the listed buildings at 80 and 82 High Street and the character and appearance of the Lindfield Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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