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DC/SO/1331

PLANNING STATEMENT

Lemon Meadow
Turners Hill Road
Crawley Down
RH10 4EY

November 2025



Plate 1: Lemon Meadow - front elevation

1 INTRODUCTION

This Planning Statement supports a retrospective Listed Building Consent application for roof replacement works undertaken at Lemon Meadow, a Grade II listed property in Crawley Down. The works were necessitated by the premature failure of Sahtas Brookhurst handmade clay tiles, approved and installed in 2019. To preserve the integrity of the building, these defective tiles were replaced with handmade Keymer Goxhill Dark Chestnut tiles between November 2024 and March 2025.

2 RELEVANT PLANNING HISTORY

DM/18/1606 – Listed Building Consent granted in 2018 for replacement of roof coverings using Sahtas Brookhurst Restoration Mix handmade clay tiles. Works completed in 2019 in full accordance with the consent.

No subsequent relevant applications were made until the present retrospective submission, which seeks to regularise replacement works carried out in late 2024 following material failure of the Sahtas tiles.

3 PLANNING POLICY CONTEXT

The following policies and guidance are relevant to the consideration of this application:

- Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 7 and 16.
- National Planning Policy Framework (NPPF, July 2021, as updated) – Chapter 16: Conserving and Enhancing the Historic Environment, in particular paragraphs 199–203.
- Mid Sussex District Plan (adopted 2018) – Policy DP34: Heritage Assets.

Paragraph 199 of the NPPF requires great weight to be given to the conservation of heritage assets. Paragraph 202 provides that where a proposal results in less than substantial harm, this should be weighed against public benefits. Policy DP34 echoes this, requiring that proposals affecting heritage assets demonstrate an understanding of their significance and conserve or enhance that significance.

4 THE PROPOSAL AND ITS JUSTIFICATION

The proposal seeks retrospective consent for the like-for-like replacement of the defective Sahtas handmade roof tiles with handmade Keymer Goxhill Dark Chestnut tiles. The works were required urgently to prevent water ingress, structural decay, and hazards arising from falling material. The replacement tiles are handmade, natural clay, and visually identical to the originals, thereby preserving the appearance of the property.

The homeowners acted in good faith, proceeding only when it became clear that the extent of failure was widespread and immediate action was necessary to safeguard the listed structure. This application now seeks to regularise the works undertaken.

5 ASSESSMENT OF IMPACT

The works have resulted in no harm to the significance of the heritage asset. The replacement tiles match the previous materials in form, size, and colour and maintain the building's historic character and contribution to its setting. The intervention aligns with the principles of the NPPF and Mid Sussex District Plan Policy DP34 by conserving the listed building's special architectural and historic interest.

The public benefit lies in the ongoing preservation and continued viable use of this Grade II listed dwelling, ensuring that it remains a valued component of the local historic environment.

6 CONCLUSION

The replacement roof works were essential for the preservation of the listed building. The works have been carried out using appropriate materials and techniques consistent with conservation best practice. The proposals fully accord with the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, the requirements of the NPPF (paragraphs 199–203), and Policy DP34 of the Mid Sussex District Plan. Accordingly, Listed Building Consent should be granted retrospectively.