

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 08 May 2025 16:25:18 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: Hurstpierpoint College DM/25/0953 and 0954

Hi Andy

Comments on the above planning and listed building consent applications.

The application site, Hurstpierpoint College, is an extensive college campus with at its heart a linked pair of Grade II listed buildings- the original quadrangle dating from 1853, and Star House to the east, built as the headmaster's house and dating from 1873. The College campus has developed significantly since its foundation, by incremental additions to the built form around the quadrangle, particularly to the west, north west, and east. The College sits in a rural setting to the north of Hurstpierpoint- this surviving rural setting contributes positively to the historical illustrative value of the listed buildings as a 19th century school deliberately established in a semi-isolated rural position, and to their aesthetic value.

Firstly, I would note that as the works do not appear to physically impact on any of the listed or curtilage listed buildings on the site, an application for listed building consent is not in fact required.

The current proposal relates to the area to the south of the main façade of the quadrangle and Star House, between the existing parking area and sports pitches, and is for the construction of a section of macadamed pedestrian pathway, with railings to the southern side. This will result in the loss of a narrow strip of the existing grassed area between the car park and pitches, which will have a minor impact on the verdancy of the setting of the listed buildings. On balance, however, given the existing context, the effect of the proposal on the character of the setting of the listed buildings is considered to be neutral, subject to detail of the design of the proposed railings.

The proposal is therefore considered to preserve the setting and special interest of the listed buildings, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following condition:

- Detailed elevational and sectional drawings, at an appropriate large scale, and annotated to show materials and finishes, of the proposed railings.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>

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