

**From:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Sent:** 12 May 2025 12:19:12 UTC+01:00  
**To:** "Andy Watt" <Andy.Watt@midsussex.gov.uk>  
**Subject:** RE: DM/25/0063 HPP College- Swimming Pool Extension

Hi Andy

Further comments on the above application following the receipt of further and revised information.

The plans have been revised to provide an up to date indication of the scale of the plant and surrounding enclosure to the roof of the building. Although the enclosure is fairly substantial, I am satisfied on the basis of these drawings that it will not appear unduly prominent in views of the pool building, given the context of the other surrounding campus buildings.

I remain concerned, however, regarding the use of the Rockpanel cladding to the upper floor of the extension, and would suggest that this should be amended to natural timber cladding to match that to the existing adjacent buildings. This could perhaps be done by condition.

On balance, therefore, the proposal is considered acceptable in principle in terms of the impact on the settings of the adjacent listed buildings, but further/revised information is required in terms of the facing materials.

I would recommend the following conditions:

- Details of facing and roofing materials, including to the plant enclosure
- Detailed drawings, including sections, at an appropriate large scale, annotated to show materials and finishes, of the following:
  - - Typical examples of windows and external doors. Your drawings should as appropriate show glazing bar detail and depth of reveal.
  - - Typical parapet detail
  - - Typical porch hood detail
- New rainwater goods and other external pipework to be of painted metal

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.

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**From:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Sent:** 26 February 2025 09:10  
**To:** Andy Watt <Andy.Watt@midsussex.gov.uk>  
**Subject:** DM/25/0063 HPP College- Swimming Pool Extension

Hi Andy

Comments on the above planning application.

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 19<sup>th</sup> century school deliberately established in a semi-isolated rural position, and to their aesthetic value.

The current proposal, which is partially retrospective, relates to what is in effect an amendment to an existing approval (DM/18/4015) for a new swimming pool building, which is part of a phased redevelopment of campus buildings to the south west of the listed quadrangle, and constitutes the addition of a first floor above the approved single storey northern element of the building.

The proposed additional storey adds height and bulk to the approved building, but in the context of the existing collection of buildings to this part of the campus is not in principle considered to detract from the setting of the listed buildings. The proposed contemporary design also relates to the other modern buildings in the vicinity. Based on the submitted information and our discussions on site yesterday I do however have some concerns regarding aspects of the detailed treatment of the extension:

- Although the submitted plans show plant to the roof of the addition, it seems that in practice this installation and the surrounding enclosure will be larger than shown. The proposed plans should be amended to show the updated arrangement- it will also be useful if these plans and/or supporting documents can be annotated to show the facing materials to the extension, including the plant enclosure.
- I would also suggest that sectional drawings should be provided to show the plant and enclosure in the context of the parapet surrounding the roof. My concern is that the

enclosure should not impinge unduly on longer views of the building, or views from upper storeys of surrounding buildings including the listed quadrangle.

- As we discussed on site, the proposed manufactured Rockpanel cladding to the façade of the extension may be considered contentious in this sensitive, semi-rural context, in close proximity to listed buildings of a traditional construction. It will be helpful to have more information including images of the proposed cladding, but it should be noted that it may be that we consider that a more natural material, such as timber cladding similar to that present on adjacent buildings, should be substituted for this.

I can provide further comments on receipt of this additional information.

Thanks,

Emily

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