

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 29 July 2025 16:01:46 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: DM/25/1527 84-88 High Street HPP

Hi Peter

Comments on the above planning application.

The application site is an unlisted building in a prominent position on Hurstpierpoint High Street, within the Conservation Area. The building, which appears to date from the mid 20th century, consists of shops at ground floor with a number of apartments above. It is brick built, with a pitched roof, which until recently had painted timber soffit, fascia and barge boards. The windows to the upper floors were originally steel casements, but a number have been replaced with uPVC. It is not a building of any particular architectural merit, but it is very much of its period, and contributes to the diversity of the architecture along the High Street. In my opinion, it makes a neutral contribution to the character and appearance of the Conservation Area.

The current proposal is for the retention of uPVC fascia, soffit and barge boards which have been introduced at eaves level, replacing the painted timber noted above.

uPVC is not a material which would normally be regarded as suitable for use within a Conservation Area, and in particular in such a prominent location on the High Street. Although this is a relatively modern building, it would not originally have had uPVC as part of the palette of its facing materials, which were traditional in nature (brick, timber, metal), such that the building sits relatively comfortably within the more historic street scene of the High Street. It is noted that uPVC windows have been introduced in several locations to the upper floors of the building, however these detract from its appearance, and I am not currently able to find any record of planning permission having been granted for their installation. In this context, I would consider the replacement of the painted timber fascia, soffit and barge boards and eaves level with uPVC as contentious, contrary to the requirements of District Plan Policy DP35 and resulting in a low level of less than substantial harm to the character and appearance of the building and of the Hurstpierpoint Conservation Area.

This may however be re-assessed if the applicant is able to provide evidence that planning permission was previously granted for the introduction of uPVC windows to the building?

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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