

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 October 2026 16:03:48 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Hurstmead DM/26/1914

Hi Anna

Comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

Hurstmead is an unlisted, detached house located to the southern side of Lewes Road, within the Lewes Road Conservation Area. It is a substantial building set in extensive gardens, and one of the earlier buildings within the Area, reflecting the gradual expansion of Haywards Heath during the early 20th Century.

Although the Council does not have an adopted appraisal for the Lewes Road Conservation Area, its document 'Conservation Areas in Mid Sussex' includes a brief, high level analysis of its key features:

'Lewes Road (A272) is situated on the east side of Haywards Heath, and is the main approach for westerly travelling traffic. The area is characterised by low density development, and represents the gradual transition from the countryside to the urban area. The following features make a particular contribution to the character of the Conservation Area:

- the variety of age and style of the buildings, most of which are large properties set well back from the road within spacious grounds;*
- presence of trees and hedges around and between the buildings;*
- the presence of grass verges, hedges and 'fingers' of agricultural land between dwellings which contribute to the rural character of the Area; and*
- the low density of development which creates a gradual transition from the countryside to the urban area.'*

Hurstmead is a large and attractive building designed by noted local architect Harold Turner in a loosely 'Arts and Crafts' style typical of his buildings and of its date of construction. It retains several period features including hipped tiled roofs with cranked, deep eaves, prominent brick chimney stacks, brick and hung tile elevations, and timber casement windows. The building has a substantial late 20th century extension to the rear southeast corner, and a modern garage building to the front garden, but despite this makes a positive contribution to the character and appearance of the Conservation Area. The extensive garden setting of the house, notwithstanding the presence of a tennis court, and that it has been largely cleared of vegetation, also makes a significant positive contribution to the Area, in particular the noted low density of development, and verdant character, which establishes the transitional nature of Lewes Road.

The current proposal, which follows on from pre-application advice, is for a rear extension to the property, to infill under an existing projecting porch canopy, alterations to window openings, and replacement windows.

The rear proposed rear addition is minor in nature and will not have a significant impact on the appearance of the house. Whilst it is somewhat regrettable that the sliding windows shown are not more sympathetic to the existing building, given their lack of visual prominence an objection on design grounds is not considered sustainable.

The proposed alterations to window openings are also relatively minor and are not considered contentious, although again the use of aluminium sliding doors to the rear of the building is regrettable.

I do however have some concerns with respect to the proposed replacement windows throughout the property. The existing windows are timber multi pane casements, and contribute strongly to the vernacular character of the building. The proposed replacement windows are however shown as PPC aluminium. Also, although the introduction of double glazing is not considered contentious in principle, the proposed windows as shown do not appear to be a good match for the existing in terms of profile, particularly with respect to the flat externally applied glazing bars. I would suggest that this aspect of the proposal requires reconsideration to ensure that the character and appearance of the Harold Turner house and its contribution to the Conservation Area are preserved.

In summary, although the proposed rear extension and alterations to window openings are considered in balance acceptable, the proposed aluminium replacement windows will in my opinion detract from the character and appearance of the house and of the Conservation Area, and require reconsideration to ensure that the requirements of the relevant paragraphs of the NPPF and District Plan Policy DP35 are met.

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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