

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 June 2025 16:07:10 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/1214 and 1215 13 High Street HPP

Hi Anna

Comments on the above planning and listed building consent applications.

The site, 13 High Street, is a Grade II listed early 19th century mid terraced cottage located within the Hurstpierpoint Conservation Area. The property is one of 4 houses within the terrace, which although sharing an overall Classical style, are not consistent in appearance. Nos. 11 and 13 are similar in having narrow rendered facades, rusticated at ground floor, with Ionic pilasters framing the elevations at first floor. No. 15 has a wider frontage with a central projecting porch, and an archway at ground floor to one side, and no. 17 is also on a wider plot, with a central archway and a shop front addition to one side. A second terrace of 5 early 19th houses located just to the east at nos. 19-27 is also Grade II listed; the parish church of Holy Trinity, which is to the southern side of the High Street is listed II*.

The current proposal, which follows on from pre-application advice, relates to the frontage of 13 High Street and is for the substantial removal of the existing front garden wall and creation of a dropped kerb in order to facilitate conversion of the front garden to an off street parking area.

The existing front boundary treatment is of a brick wall and wooden picket gate. The wall appears to be of some age and character, and would be regarded as curtilage listed. Behind the wall is a hedge and planted front garden area.

The frontage to the terrace at 11-17 High Street has been affected by the removal of the boundary treatment to nos. 11 and 17 to create off street parking. The adjacent listed buildings at 19-27 have also lost their front boundaries and front gardens to hard surfaced parking areas. Both nos. 13 and 15 however retain a front wall, or wall and fence, although that to no. 15 is only partial.

Where the front boundary treatment of these listed buildings has been lost in favour of off street parking this has adversely affected the character of the settings within which they are appreciated. The remaining front boundary wall and garden area to no. 13 are in this context important survivals which bear witness to the original appearance of the terrace and of the wider street scene along this part of the High Street. They contribute positively to the setting and significance of the listed building. For this reason I would consider the proposal to substantially remove the wall and give over the garden area to hard surfacing to be contentious in terms of the impact on the setting of the listed house and terrace. The partial demolition would also be contentious in terms of the impact on the significance of the curtilage listed wall in its own right.

Furthermore, the partial loss of the wall and the garden area would be harmful to the character and appearance of the Hurstpierpoint Conservation Area. The impact of works of this nature on the Conservation Area is recognised in the Council's adopted character appraisal, which states at p.23 that: *'Gardens, particularly front gardens, are important to the character of this part of the High Street- shallow to the north of the street, and deeper to the south. Some of the gardens have been given over to off street car parking, which detracts from the street scene. The*

presence of the gardens reduces the sense of enclosure on this part of the High Street, giving it a relatively open feel, as well as adding colour and softening greenery.' The appraisal also notes at p. 27 that brick and flint walls are characteristic of this part of the High Street. The partial loss of the wall to the front of no.13 would therefore also be harmful in itself to the character and appearance of the Conservation Area.

For these reasons, the proposal is considered to detract from the setting of the listed terrace at 11-17 High Street, contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, the proposal will result in less than substantial harm to the special interest of the listed buildings, at the mid range of that scale, such that the balancing exercise set out in paragraph 215 will apply. The proposal will also result in substantial harm to the curtilage listed boundary wall, which would be substantially lost - paragraph 214 will apply in this respect. The proposal is also harmful to the character and appearance of the Conservation Area, contrary to DP35, and resulting in a low-mid level of less than substantial harm to this asset.

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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