

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 21 August 2025 14:44:59 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: RE: 13 Beaconsfield Close, Burgess Hill DM/25/1546

Hi Peter

Further comments on the above planning application.

The application has been revised in terms of the elevational treatment of the building, however these amendments do not in my opinion successfully address the concerns previously raised. The proposed combination of industrial and domestic features as shown, in particular the part glazed French windows to the front elevation with roller shutters over, is jarring and unattractive, and will further detract from the character and appearance of the Conservation Area. This fails to meet the requirements of District Plan Policy DP35. In terms of the NPPF it will result in less than substantial harm, at the lower end of that scale, such that the balancing exercise set out paragraph 215 will apply.

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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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 23 July 2025 10:16
To: Peter Davies <Peter.Davies@midsussex.gov.uk>
Subject: 13 Beaconsfield Close, Burgess Hill DM/25/1546

Hi Peter

Comments on the above planning application.

The application site is an unlisted warehouse building located in a backland position to the west of London Road, within the Fairfield Conservation Area. The building dates from the later 20th century and is not considered to be of any historical or architectural merit. It is of a bland and utilitarian appearance, has a blank and dead frontage onto the car parking area from which it is accessed, and detracts from the character and appearance of the Area. Planning permission was previously granted (2023) for demolition of the building and construction of 2 new detached dwellings.

The current proposal is for alterations to the existing building comprising the removal of the existing shutter and access doors to the front (east facing) elevation and the installation of three pedestrian doors with canopies over each, and flanking casement windows. New pedestrian doors and windows are also proposed to the rear (west facing) side of the building, and new windows to the north and south sides. In addition rooflights are proposed to front roof slope.

Although no change of use or internal subdivision of the building is proposed, these works have a domesticating impact which is at odds with the otherwise utilitarian, industrial appearance of the warehouse. Whilst is not an attractive building as existing, the introduction of these incongruous domestic elements further detract from its appearance, and exacerbate the harm caused to the character and appearance of the Fairfield Conservation Area.

For these reasons the proposal is considered contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, the proposal results in less than substantial harm to the character and appearance of the Conservation Area, at the lower end of that scale, such that the balancing exercise set out in paragraph 215 will apply.

Thanks,

Emily

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