

142 High Street Hurstpierpoint

Heritage Statement
incorporating Planning Statement
March 2025

Site:

2365_142 High Street Hurstpierpoint BN6 9PA

Project:

Accompanying an application for householder planning & demolition in a conservation area for:

Proposed demolition of existing garage and erection of new detached garage

Rubix Planning Report Audit

Date	Rev	Author	Check by	Comment
27/02/25				



12 March 2025



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1. Rubix Planning – Chartered Town Planners

- 1.1. Rubix Planning Ltd offers a wide range of professional services. This statement is prepared under the supervision of an MRTPI Chartered Town Planner.

2. Introduction

Introduction & Context

- 2.1. Rubix Planning prepares this Heritage Statement to accompany an application for householder planning & demolition in a conservation area for the demolition of an existing garage and erection of new garage building within the garden and improved parking layout.
- 2.2. This statement will provide an overview of relevant conservation policy, describe the significance of the application site and Conservation Area (CA), and assess the impact of the proposals on the Conservation Area. The statement has had regard to the National Planning Policy Framework (2024), the Mid Sussex Local Plan, relevant supplementary planning documents, and the Hurstpierpoint Conservation Area Appraisal.
- 2.3. A balanced analysis demonstrates how the development preserves and enhances the character of the property and wider area.

Site Assessment – Asset Significance & Conservation Area Contributions

- 2.4. The application site is a late 19th-century, three-bedroomed mid-terrace house located along the southeast side of the High Street in Hurstpierpoint. It is within the Hurstpierpoint Conservation Area, specifically within the Hassocks Road area within the original conservation area boundary. This area of the High Street is primarily residential and dates from the 19th century onwards.



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- 2.5. The front of the property features a modest 3.5m depth front garden set back from the pavement, a single-storey bay window with pitched slate roof adjacent to a recessed principal entrance within a red brickwork façade, and non-original UPVC sash windows to ground and first floors. The property is handed with its neighbour 144, which marks the end of the terrace. The appearance of these handed properties varies from the remainder of the terrace to the west, which feature double-storey bays and lighter brickwork facades. Roof levels and eaves are uniform along the entire terrace, and chimneys straddle the middle of the roofs.
- 2.6. The site benefits from rear access, which is available on South Avenue. The rear access leads to a small garage and parking area at the rear of the garden, with a brickwork wall and gated rear access. The garage is more modern, with a rendered finish to the single skin wall and a low-pitched corrugated concrete sheet roof finish.
- 2.7. There are no listed buildings nearby that are relevant to the appearance of the application site. The site is within Flood Zone 1 with low risk to flooding.





Figure 1 – Site Location



Figure 2 – Streetview (site second house from left)

2.8. Along the rear of the property, there are markedly more differences in appearance along the terrace, with a number of notable extensions and non-original changes to elevations.



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Figure 3 – Rear Access from South Avenue



Figure 4 – Garage



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Relevant Planning History

2.9. The Mid Sussex District Council shows the previous

Application No.	Proposal	Decision	Date
HP/048/98	PROPOSED REAR EXTENSION AND INTERNAL ALTERATIONS TO EXISTING HOUSE.	Approved	Wed 15 Apr 1998

Figure 5 – Table showing application site planning history

Application No.	Proposal	Decision	Date
11/03586/FUL	136 High Street Hurstpierpoint Hassocks BN6 9PX Demolition of existing single storey rear extension to be replaced with a new wider extension with flat roof and lantern light.	Approved	Tue 03 Jan 2012
14/01779/FUL	136 High Street Hurstpierpoint Hassocks BN6 9PX Amendments to rear single storey extension: Lantern light raised by 300mm and window omitted from the principle elevation. Remaining window centralised.	Approved	Fri 04 Jul 2014
08/03592/FUL	Commerce Cars South Avenue Hurstpierpoint West Sussex BN6 9QB Erection of a terrace of four two-storey houses. (Amendments to approval ref: 07/03506/FUL).	Approved	Tue 17 Feb 2009

Figure 6 – Table showing relevant nearby planning history



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3. National Planning Policy

The National Planning Policy Framework – December 2024

- 3.1. The National Planning Policy Framework (NPPF, 2024) is a material consideration in any development proposals. The principle thread running through the NPPF is the presumption in favour of sustainable development. Para. 11 states that proposals that are in accordance with the development plan should be approved.
- 3.2. The Planning (Listed Buildings and Conservation Areas) Act of 1990 is the legislation context managing listed buildings and conservation areas. Section 72(1) of the Act requires decision-makers with respect to any buildings or other land in a conservation area to pay “special attention... to the desirability of preserving or enhancing the character or appearance of that area.”
- 3.3. The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF remains an important material consideration in decision-making. Section 16 (Conserving and enhancing the historic environment) continues to set out how heritage assets should be conserved in a manner appropriate to their significance. The NPPF emphasises the broader social, cultural, economic, and environmental benefits that conservation can bring and the desirability of new development that positively contributes to local character and distinctiveness.
- 3.4. The approach in Section 16 requires applicants to describe the significance of any heritage assets affected, including the contribution of their setting (para 200). Local planning authorities (LPAs) should identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of the Asset, taking into account the available evidence and any necessary expertise (para 201). LPAs should consider the desirability of sustaining and enhancing the significance of heritage assets, their viable uses, the positive contribution of their conservation to sustainable



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communities, and the desirability of new development, contributing positively to local character and distinctiveness (para 203).

- 3.5. Paragraph 212 of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and the settings of heritage assets to enhance or better reveal their significance. Proposals that preserve elements of the setting that make a positive contribution to or better reveal the significance of the Asset should be treated favourably.

Definition of Significance

- 3.6. Annex 2 of the NPPF continues to define significance as the value of a heritage asset to current and future generations because of its heritage interest, which may be archaeological, architectural, artistic, or historic. The significance derives not only from a heritage asset's physical presence but also from its setting. This definition remains consistent between the 2021 and 2023 versions.

Harm to Heritage Assets

- 3.7. The NPPF advises that a proposal that would cause harm to the significance of a designated heritage asset should be permitted only if there are strong countervailing planning considerations sufficiently powerful to outweigh the presumption against such harm. For cases of less than substantial harm, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 208). This guidance is consistent across the 2021 and 2023 NPPF documents, with ongoing emphasis on clear and convincing justification for any harm to heritage assets.

4. Local Planning Policy

Mid Sussex Local Plan 2018 – 2031

- 4.1. DP26 states that:



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All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.*

Mid Sussex Design SPD (2020)

4.2. The Mid Sussex Design Guide includes guidance on residential extensions.

4.1. Principle DG49 covers the general design principles to be considered in the proposal of residential extensions.



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Principle DG49: General principles for extensions

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and
- Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area.

All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).

4.2. Principle DG51 states:

Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

Hurstpierpoint Conservation Area Appraisal

4.3. Hurstpierpoint Conservation Area Appraisal is a detailed analysis of the location and positive and negative features associated with the conservation area. The area is split into five character areas:



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the conservation area, which is UPVC casement windows, which are at stark odds with the prevailing style and character of older historic buildings and architecture.

5. Proposal & Impact on Conservation Area

Pre Application Advice

- 5.1. The Applicant submitted a pre-application to Mid Sussex District Council for a proposed single storey side/rear extension and various alterations and improvements to the property. The submission included plans for a proposed demolition of the garage and new garage room within the rear garden, and new parking. The scheme was larger than the current proposal. The feedback for this element of the proposal is as follows:

Demolition and replacement of the existing garage with a new dual access outbuilding. ...from photographs the garage does not appear to be of any historical or architectural merit and as such its removal is not likely to be considered contentious. A new outbuilding within the garden space may be acceptable, but this would be subject to scale and detailed design. The gardens to the rear of the terrace are a positive feature of the Conservation Area, and any excessive loss of garden area is not likely to be favourably viewed.

Proposal

- 5.2. The proposal responds comprehensively to the pre-application advice for a new scheme.
- 5.3. This scheme proposes the demolition of the existing garage building and part of the existing dilapidated garden wall, and the erection of a new replacement garage. The garage is modest and has been reduced in size from the existing garage and the pre-application proposed scheme. The garage measures 4.2m in depth and 2.7m in width.
- 5.4. Significantly, the garage is located toward the property, allowing space at the rear for appropriate parking for 2 vehicles. The net result of the scheme is greatly improved off-street



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parking provision, and the removal of a building which does not preserve or improve the character of the

5.5. It is noted that the scheme is close to compliance with the rights that the Applicant otherwise enjoys under permitted development. Taking into account that the site is within Article 2(3) land, the Applicant would enjoy the right to demolish the garage, part of the boundary wall and fence and erect a much larger structure than that proposed in the application. Instead, as the overall roof height would be required to be lower than is currently proposed, a building proposed under Schedule 2 Part 1 Class E would be less attractive and not contribute to the overall positive character of the property and the conservation area as is their intent with this scheme.

5.6. Commonly regarded as a ‘fallback position’, the opportunity to develop an incidental garage building in this location within the garden should be considered a significant material consideration in determining this application.



Figure 8 – Proposed 3D rear view



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Impact on Conservation Area

5.7. The proposal does not adversely impact the conservation area. The proposal preserves and enhances the conservation area with the removal of an unattractive outbuilding and a replacement building of better quality, more aesthetically attractive, and more appropriate siting to allow off street parking provision,

6. Conclusion

6.1. The Applicant submits a carefully considered and robust proposal, taking into account pre application advice received.

6.2. The Applicant respectfully requests the Council approve the application subject to reasonable planning conditions.

7. Appendices



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1. Photos



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