

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 June 2025 08:20:37 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: RE: DM/25/0889 Culvers, Church Fields, Hurstpierpoint

Hi Hamish

Thanks for this- I would agree with your response that the panels also need to be sited to minimise the effect on the appearance of the building and the amenity of the area which is not the case here. To achieve this at Culvers arguably they would need to be on the opposite side of the house. The south and east facing elevations are the most visually prominent, and have a marked impact on the visual amenity of the Conservation Area and the setting of the adjacent church- in particular, there are public views from the PROWs to the south looking into the CA in which the panels would be prominent, as well as public views from the adjacent churchyard of the eastern side roofslope.

I would think in these circumstances the proposal does not meet the test to be regarded as PD.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: 29 May 2025 14:54

To: Kathryn Sadler <kathryn@sadlerplanning.co.uk>
Subject: RE: DM/25/0889 Culvers, Church Fields, Hurstpierpoint

Dear Kathryn,

Thank you for the below. It should be noted that there are conditions attached to that permitted development right which state that development under Class A is only permitted where the equipment is sited, so far as practicable, so as to minimise its effect on the external appearance of the building and the amenity of the area. So whilst I agree that Class A is a material consideration, I don't agree that it is as simple as saying the PV panels can be done under permitted development. Notwithstanding the above I will go back to the Conservation Officer with your comments. Please could you confirm agreement to the extension of time?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Kathryn Sadler <kathryn@sadlerplanning.co.uk>
Sent: 29 May 2025 13:51
To: Hamish Evans <hamish.evans@midsussex.gov.uk>
Subject: DM/25/0889 Culvers, Church Fields, Hurstpierpoint

Good Afternoon Hamish

Thank you so much for your update. That is great news that you and Emily Wade are now happy with the proposed extensions.

Regarding the solar panels, I can advise that Part 14 of the General Permitted Development Order, 2015, allows solar panels to be erected on houses in Conservation Areas under permitted development rights.

The only restriction within Conservation Areas is the following:

"c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;"

The solar panels would not be sited on a wall which fronts a highway as they would be sited on the roof of the house (not a wall).

Therefore, planning permission is not required for the solar panels and these could be erected under permitted development rights. This is a material consideration.

I look forward to hearing your views on this.

All the best

Kathryn

Kathryn Sadler
BA (Hons) Dip TP MRTPI
Director

07904 762593
sadlerplanning.co.uk



Sadler Planning Limited, 108 College Lane, Hurstpierpoint, West Sussex BN6 9AJ
Incorporated and Registered in England and Wales under Company Registration No. 14536773

From: Hamish Evans <hamish.evans@midsussex.gov.uk>
Sent: 28 May 2025 11:00
To: Kathryn Sadler <kathryn@sadlerplanning.co.uk>
Subject: RE: DM/25/0889 Culvers, Church Fields, Hurstpierpoint

Dear Kathryn,

I hope all is well. Regarding the above application I am just waiting for final comments on the above application, specifically their comments in relation to the replacement garage but I have had some initial comments which I have included below:

- *The proposed extension to the side of the house has been reduced in scale following pre-application advice, so that the first floor element is now reduced in scale in terms of its height, width and depth. It is set down quite significantly from the existing main ridge level, and set in from line of the ground floor extension to both the southern and western side elevations. As a result, although the proposal will result in some increase in bulk especially at high level the extension is on balance considered appropriately subservient to the existing house, and should not adversely impact views looking towards the Conservation Area from the PROWs to the south, or from the direction of the listed buildings to the east. The north facing elevation of the house is in my opinion less well resolved, however this side of the building has relatively little visibility in public views. On balance, this aspect of the proposal is therefore in my opinion acceptable, subject to detail.*
- *The existing windows to the house are uPVC and therefore not sympathetic to the wider Conservation Area, which is characterised by traditional construction and materials. The current proposal is to replace these with Critall style windows, presumably of painted steel or aluminium. Subject to detail, this aspect of the proposal is not considered contentious and should result in an enhancement of the appearance of the building.*
- *The proposed solar PV panels are located to the southern and eastern roof slopes of the house, no doubt for practical reasons. Unfortunately these are the most prominent elevations of the house in terms of impact on the affected heritage assets, including views and vistas into the Conservation Area from the PROWs to the south, and views and vistas from the church and churchyard, and Church House. The panels are quite sizeable, and if in the standard black colouration, will stand out against the red-brown of the existing and proposed roof tiles. This will result in the panels being unduly prominent in these most significant views and vistas of and including the house, creating roof level clutter which will detract from the appearance of the house, and from the semi-rural and traditional character of the views and vistas of which it is part. This will result in harm to the appreciation of the character and appearance of the Conservation Area as it is*

appreciated in views from the fields to the south, and to the semi-rural, traditional edge-of-village context within which the church and church house are appreciated. This will in turn result in a degree of harm to the special interests of these buildings, and how these are appreciated.

Please could you either remove the proposed solar panels or reduce the amount of them so as to mitigate the above concern? Apologies for the delay in getting these comments to you.

Please could you agree an extension of time until 26.06.2025 to provide you with enough time to provide amended plans and our Conservation Officer to comment on them?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Kathryn Sadler <kathryn@sadlerplanning.co.uk>
Sent: 12 May 2025 13:02
To: Hamish Evans <hamish.evans@midsussex.gov.uk>
Subject: DM/25/0889 Culvers, Church Fields, Hurstpierpoint

You don't often get email from kathryn@sadlerplanning.co.uk. [Learn why this is important](#)

Good Afternoon Hamish

Re: DM/25/0889 Culvers, Church Fields, Hurstpierpoint

I hope you are well.

I understand that you are the planning officer dealing with the above application and wondered if you could give me an update on the application, please.

The application is due for a decision by 26th May and note that there are no objections from Hurstpierpoint Parish Council, the Tree Officer and Nature Space.

Are you able to support this proposal?

If you need any further information or need anything amended, please get in touch.

I look forward to hearing from you.

Kind regards

Kathryn

Kathryn Sadler
BA (Hons) Dip TP MRTPI
Director
07904 762593
sadlerplanning.co.uk



Sadler Planning Limited, 108 College Lane, Hurstpierpoint, West Sussex BN6 9AJ
Incorporated and Registered in England and Wales under Company Registration No. 14536773

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.