

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 23 October 2025 15:36:59 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: 1 The Old Granary, High Street, Hurstpierpoint DM/25/2229

Hi Hamish

Comments on the above planning application.

The application site is an unlisted building located adjacent to a yard to the north of Hurstpierpoint High Street, within the Hurstpierpoint Conservation Area. Historical map regression suggests that the site has existed as part of a long narrow series of attached buildings running perpendicular to, and set back from, the frontage buildings on the High Street since the mid-late 19th century or earlier. These may possibly have been agricultural buildings, as the property's name suggests, as the yard they face onto initially opened to the north onto a large open space with fields beyond, but it seems more likely that they were, or swiftly became, workshops or ancillary commercial spaces, as the rural land to the north became closed off from the High Street. The Drill Hall to the northwest corner of the yard was erected in 1890, with an instructor's residence (93 High Street). The hall remains in use by the Sussex Army Cadet Force.

The application site is now in residential use, and has obviously been altered on conversion, but retains some features reflecting a previous commercial character such as an exposed timber beam to the front elevation, which continues into the adjoining property, a redundant brick arch to carriage doors or similar, and evidence of altered or bricked up openings at first floor. The site and its attached neighbour (2 The Old Granary) make a modest positive contribution to the character and appearance of the Conservation Area, particularly in their historical illustrative value as former commercial buildings reflecting the historical presence of such uses in back yard positions behind the shops and houses on Hurstpierpoint High Street.

The current proposal is for the conversion of an existing garage which forms part of the building to provide additional residential accommodation, with replacement of the existing garage doors to the front elevation with a window, and provision of an additional window to the rear.

The existing garage doors appear to be modern alteration to the property- the entire ground floor frontage of the building appears altered under the retained beam and arch noted above- and their removal is not considered contentious in principle. The proposed replacement window while it is domestic in appearance will match the existing adjacent window, and is not in this context considered contentious. The proposed new window to the rear is modest in scale and reflects the style of the existing adjacent windows. On balance, in the context of the existing alterations to the building, the works are not considered to harm its character or its contribution to the Conservation Area.

In terms of materials, I note that the proposal is for white uPVC windows to match the existing adjacent at ground floor. Can the applicant please confirm the material to the windows at first floor? Are they uPVC throughout? Where we have control, we would not normally support the use of uPVC on a traditional building within a Conservation Area, and a robust justification would be required for its use here. If this cannot be provided, I would recommend the proposal is amended to show painted timber to the new window frames.

In summary, subject to the above point, the proposal is considered to meet the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of facing materials
- The new brickwork shall be to match the existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing
- Detailed drawings at an appropriate large scale including sections and annotated to show materials and finishes of typical examples of the new windows.

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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