

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 16 June 2025 15:24:29 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/24/1163 Byron Court and Chaucer Court, Paddockhall Road, HH

Hi Cathy

Comments on the above application. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The application site consists of two adjacent blocks of flats, which are part of a wider development located just to the north of the junction between Paddockhall Road and Lucastes Avenue. The blocks are not listed, but are within the setting of the Lucastes Conservation Area, the boundary of which runs just to the north of Lucastes Avenue, taking in the vegetation to that side of the road.

Byron Court and Chaucer Court each consist of two attached three storey blocks, each block being of 6 flats. The blocks appear to be brick built, with hipped tiled roofs, and to the façade central glazed stairwells, flanked by partly recessed, partly projecting balconies, and glazing with coloured infill panels. In this way the blocks are typical of the Modernist architecture of the mid 20th century. The remainder of the development, known as Winnals Park, is similar in scale and form, but later in date. The southern side of the Park (which does not include Byron or Chaucer Court, which are set to the north eastern side) is relatively prominent in views from Lucastes Avenue, at the entrance to the Conservation Area. The buildings make at best a neutral contribution to the setting of the Area, but the surrounding green landscaping is complimentary to its open and verdant character.

The current proposal is for works to Byron and Chaucer Court comprising replacement of the existing balcony rails with a modern stainless steel and glazed railing system.

The existing balcony rails are apparently original and contribute positively to the character of the development. The loss of these is therefore considered regrettable, as is the proposal to replace them with balcony rails which are not sympathetic to the original architecture of the buildings. However, in terms of the impact on the setting of the Conservation Area, the works will be both relatively minor and well screened by intervening development. In these terms, the proposal is not considered contentious.

The proposal is therefore considered to meet the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF,

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.

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

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