

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 July 2026 09:50:43 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: Esmerelda, 43 West Common, Lindfield DM/26/1049

Hi Stefan

Comments on the above planning application.

Esmerelda Cottage is an unlisted building located to the northern side of West Common, to the west of Lindfield. The house, which dates from the early 20th century, and is to a design by noted local architect Harold G Turner.

Born in Ardingly in 1885, Turner was a successful architect, particularly after the completion of his well-regarded Gidea Park project in Essex. He came to Haywards Heath in 1920, and established his practice at Boltro Chambers. His surviving buildings locally include the 1920's redevelopment of Commercial Square and Clive Court in Sydney Road, Haywards Heath, but he is best remembered for the distinctive style of the houses he designed along the Haywards Heath and Lindfield borders. These properties, built in a version of the Sussex vernacular using high quality materials and great attention to detail, are attractive and characterful and often contribute positively to the street scene. Franklands Village, built to his designs between 1933 and 1939 to provide affordable local housing, is now a Conservation Area. More isolated examples of his houses have been previously regarded by the Council as non-designated heritage assets of special architectural or historical interest within the local context (NDHAs) (e.g. More House and Crossways, Tyler Green).

At West Common, there is a surviving grouping of Turner Houses apparently including nos. 32-38 to the south of the road, and 21-45 to the north, although more research would be required to be certain of the exact extent of the development. These houses share features characteristic of his Sussex vernacular style, and have a strong group value. Esmerelda Cottage is a good example, having brick elevations with tile hanging at first floor, hipped tiled roofs with wide eaves supported on iron brackets, a prominent ridge top chimney stack, side catslide with dormer, and leaded windows including oriel windows at first floor. Architecturally the property is one half of a handed pair with its detached neighbour to the east, Linden.

I would consider based on its architectural and aesthetic values, group value with its neighbours (Linden in particular) and association with prominent local architect Harold G Turner, that Esmerelda Cottage should be regarded as an NDHA of a mid-level of interest within the local context. This is likely also to apply to the remainder of the development along West Common, subject to further research.

Planning permission was recently refused for a proposed first floor side extension and roof alterations, a rear facing dormer window, a front facing roof light window and

removal of a chimney. Concerns were raised in relation to the form and scale of the addition, its impact on the characteristic side cat-slide and the designed symmetry of the property with its neighbour Linden. The loss of the prominent main chimney stack and the box dormer to the rear were also considered contentious.

The current, amended proposal is for alterations and extensions to Esmerelda Cottage comprising an extension to the side of the property at first floor and roof level, and a rooflight to the front roof-slope. The side extension is set back slightly from the façade of the house.

In my opinion, although the current proposal is in some respects an improvement over the refused scheme, in that the central chimney stack is retained and the box dormer to the rear omitted, it continues to raise concerns in terms of the impact on the significance of the NDHA and its group value with its neighbours. This is because the side extension at first floor and roof level is retained to the same scale and form. As with the previous, refused scheme, the proposed side extension will largely remove the existing, characteristic side cat-slide, and will entirely remove the original dormer window. As well as the direct harm this causes to the character of the property by adverse impact on original features, including the roof form, and the addition of undue bulk at high level to the side of the house, it also impacts significantly on the original, designed symmetry of this property with its neighbour Linden. This aspect of the proposal is in my opinion unacceptable for these reasons.

For these reasons, the proposal is in my opinion harmful to the significance of Esmerelda Cottage as an NDHA. In terms of paragraph 216 of the NPPF, I would place the level of harm caused as mid level to an NDHA of a mid level of interest within the local context.

The proposal is also contrary to the requirements of the Council's adopted Design Guide, including DG49, DG50 and DG52.

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>

The
Electoral
Commission

You now need
photo ID to
vote at a
polling station

No ID? You can apply for free voter ID

Find out more at

electoralcommission.org.uk/voterID

or call 0800 328 0280