

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 January 2026 14:47:41 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/2849 Hampton House, High Street, East Grinstead

Hi Caroline

Comments on the above planning and listed building consent applications.

The proposed development site, Hampton House, is an 18th century Grade II listed building located to the rear of the street frontage to the southern side of the western end of East Grinstead High Street. The site is located within the Conservation Area, and is also within the setting of a number of other listed buildings on the High Street, including 1 and 2 Judges Terrace, the Constitutional Buildings, 4, 4A, 4B and 4C High Street, and 6 High Street, all of which are Grade II listed.

Hampton House was originally constructed as a judge's robing chamber, but is now used as offices. The current proposal is for the conversion of the building, including a substantial extension to the rear dating from the late 1990s, to residential use, with internal works to create 4 flats.

At pre-application stage, following on from a site inspection, it was noted that the interior of the historic core of the building has been extensively altered, and that its principal interest is likely to lie in its external envelope. As such, the principle of the conversion is unlikely to be regarded as contentious. However, in terms of the physical alterations which are part of the proposal, whilst amendments to non-original fabric and plan form are also unlikely to be contentious, at pre-application it was noted that an appropriately detailed Heritage Statement, based on a Historic Building Assessment should be provided as part of any formal application. This Statement should, having considered the origins and development of the building, identify any remaining historic fabric and/or elements of plan form internally, and their level of interest, as well as commenting on the impact of the works in these respects. The Heritage Statement which we have before us appears not to have been amended since pre-application, and is in my opinion inadequate. The Statement should be revised and expanded, based on a Historic Building Assessment by an appropriately qualified and experienced historic building archaeologist, to allow a fully informed assessment of the proposal.

Based on the plans before us, which show extensive alterations, it would also be helpful to have existing plans marked up to show demolition works, in addition to existing and proposed sections to illustrate the proposed works to the stair access at upper levels. I will be interested to assess the impact of these works on the historic plan form and fabric, based on these further drawings and the findings of the above mentioned HBA. In addition, the position of the proposed new staircase between first and second floors relative to the central window to the front elevation at first floor should be clarified.

I will be able to provide further, more detailed comments once this additional information is received.

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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