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Sent: 21 January 2025 13:38:26 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>; "Beth Howland-Smith" <Beth.Howland-Smith@midsussex.gov.uk>
Subject: DM/24/3060 4 High Street, HPP

Hi Andrew

Comments on the above planning application.

The application site, 4 High Street, is an unlisted building located to the western end of Hurstpierpoint High Street within the Conservation Area. The cottage, which appears to date from the 19th century or earlier (from internal photographs available online earlier is likely), forms one end of terrace of 19th century properties of varying design. The building is an attractive and characterful property which makes a strong positive contribution to the character and appearance of the Conservation Area. The Council's adopted Conservation Area appraisal contains a detailed analysis of this part of the Area, which notes that:

'Period properties now line both sides of this western part of the High Street, with the imposing church always in view. The tightly packed cottages have pastel painted rendered or timber clad facades, with typically timber sash windows and gabled slate or tiled roofs, with the ridge running parallel to street, sometimes hidden behind a parapet upstand. The flank and rear elevations of the buildings are often not rendered but of exposed brick or brick and flint.'

The Cottage has a small rear garden, which is enclosed to the western and southern sides by a tall brick and bungaroosh wall. Bungaroosh, is a composite building material, which may include broken bricks, cobblestones, pebbles, flints and pieces of wood, set between shutters in a hydraulic lime mix. It is specific to the Brighton and coastal Sussex area, making it a truly local material. It is found in several locations within Hurstpierpoint, and makes a positive contribution to the special character of the Conservation Area, which is reflected in the Council's adopted Conservation Area Appraisal. The positive contribution to the Area of brick boundary walls is also noted in the Appraisal.

The current proposal, which is partly retrospective, is for retention of replacement cladding to the first floor front elevation, and for the creation of an opening within the side boundary wall to allow access to a new car port structure.

The replacement cladding to the front elevation is Marley Cedral, which is a cement-fibre composite. Although the Cedral is intended to emulate the appearance of the painted timber it replaced, it is apparent, especially on closer inspection, that it is an artificial product. This detracts from the character and appearance of this period building and the positive contribution which it makes to the wider Conservation Area. This aspect of the proposal is therefore considered contrary to the requirements of District Plan Policy DP35.

The partial loss of the brick and bungaroosh wall to the side boundary is also considered harmful to the Conservation Area. Although this is a side wall, it is prominent in semi-public views from Churchfields to the west, and also in public views from the High Street looking

across the front garden to 2A. In addition, although a moderately sized outbuilding within the rear garden space might not be considered contentious in principle, off street parking within a garden area within this, rural edge of the Conservation Area will not in general be favourably viewed due to the adverse impact on its semi-verdant character. This aspect of the proposal is also therefore considered contrary to the requirements of District Plan Policy DP35.

In summary, the proposal is considered harmful to the character and appearance of this part of the Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, the proposed works would result in less than substantial harm, at the low-mid point of that scale.

In respect of the cladding, which is retrospective, I would recommend that this is removed and replaced with painted timber, as was previously present. In respect of potential enforcement works, I also note that the original concern included uPVC windows at first floor, so these may also require attention. We would need to see details of previously existing windows and the replacements in order to determine whether PP would be required, but this is a matter outside of the current application.

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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