

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 01 July 2026 14:22:21 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: Ailsa Craig, Abberton Field, HPP DM/26/1213

Hi Catherine

Comments on the above planning application.

Ailsa Craig is a detached, unlisted house located within the Hurstpierpoint Conservation Area. It is part of mid-late 20th century development of similar dwellings which was constructed within what were previously the extensive grounds of Abberton House and a field to the south. These dwellings are varied in footprint and form, but have a consistency of architectural style, and of facing and roofing materials, with elevations of brick and hung tile, and tiled roofs. Recently planning permission has been granted for alterations and extensions to Fairhaven and Whistlers; however, care was taken with these applications, and amendments made during their consideration, to ensure that the original character of the buildings concerned, including their facing materials, were retained. Where new materials such as timber cladding have been introduced, this is in small quantities and generally to additions to the building, where they contrast with the original materials to the houses, providing a differentiation between old and new work. The cladding is also natural or dark in colour, to sit comfortably with the existing palette of materials.

The application site is also within the settings of two adjacent listed buildings, Abberton House to the northeast, and Hampton Lodge to the northwest, both of which are Grade II listed. Abberton House is an 18th or early 19th century building with brick and hung tile elevations, and clay tiled roofs. As noted above, Abberton Fields was constructed in its grounds and in an adjacent field and it seems possible that the materiality of the development was decided on with reference to this existing building on the site. Hampton Lodge is a stuccoed villa of c1830 in the classical style. Abberton House is quite well screened in views from the west and south due to screening along the boundary, but there are glimpsed views of it from the driveway which runs through the Abberton Fields development. Hampton Lodge is quite open to view from the rear from the adjacent driveway towards The Torch; the rear elevation of Ailsa Craig is close to and prominent in views from this roadway, so that the two buildings appear together in vistas looking northwards along it.

The existing development at Abberton Fields is not of any particular architectural merit, but the broadly traditional form of the buildings and the use of vernacular materials including brick and hung tile gives a consistency which relates to the original building on the site at Abberton House.

The current proposal, which is retrospective, is for the retention of white painted cladding to the elevations of Ailsa Craig over both ground and first floors, and to the single storey extensions and annexe.

In my opinion this work is unfortunately detrimental to the character and appearance of the property and of the Conservation Area. The white cladding is not in keeping with the established character of the development at Abberton Fields, with the result that the property appears an incongruous intrusion into the street scene. It detracts from the broad consistency of the development, which as noted above has been carefully maintained by other recent approvals. It also detracts from the manner in which the property and the wider Abberton Fields development relate to Abberton House- as noted above the original choice of facing materials would appear to have been made with reference to this listed building. Furthermore, the newly clad house is in my opinion likely to appear unduly visually prominent within the setting of Hampton Lodge, including in views from the rear of the listed building itself- this is exacerbated by the bright white colour of the cladding.

For these reasons, in my opinion the proposal detracts from the character and appearance of the Hurstpierpoint Conservation Area, and from the settings of Abberton House and Hampton Lodge. This will be contrary to the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF I would place the harm caused to all of these assets as less than substantial, within the lower range of that scale.

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>

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