

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 03 September 2025 10:02:09 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: RE: Highbrook Cottage, Hammingden Lane, Highbrook DM/25/1271

Hi Catherine

Further comments on the above application following the receipt of revised plans.

The application has been amended to retain above roof level the chimney which it was previously proposed to remove. This meets the concerns previously raised and the application is now considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of facing and roofing materials
- New brickwork shall be to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:
 - - new external doors
 - - new windows – your drawings should as appropriate show glazing bar detail
- New rainwater goods shall be of painted metal
- New rooflights shall be flush fitting, metal framed conservation style rooflights.

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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From: Emily Wade

Sent: 24 July 2025 16:09

To: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>

Subject: Highbrook Cottage, Hammingden Lane, Highbrook DM/25/1271

Hi Catherine

Comments on the above planning application.

The application site is an unlisted detached house located within the Hammingden Conservation Area. The cottage, which appears to date from the second half of the 19th century, is an attractive building retaining several period features which sits in a relatively prominent position at the southern end of the village. Historical map regression suggests that it may have been the schoolmaster's house associated with the adjacent village school (now the village hall), which dates from 1875, although it appears to predate the construction of the school building. The cottage makes a positive contribution to the character and appearance of the Conservation Area.

The cottage is also within the setting of the adjacent listed buildings at Highbrook House, a Grade II listed early 19th century villa located just to the north east, and Hammingden Farm, a Grade II listed 17th century or earlier building which sits within its historic farmstead on the opposite side of Hammingden Lane. As an attractive period property and part of the established village scene, the cottage contributes positively to the settings of these listed buildings.

The current proposal is for alterations to the house including new and altered window and door openings, and removal of a chimney. It is also proposed to remove an existing shed within the rear garden and construct a garden office and store.

The alterations to the fenestration and doors are relatively minor and are considered acceptable subject to detail which could be reserved by condition. The removal of the chimney is however considered contentious. This is one of two chimneys to the property, and appears to be an original feature, although possibly repaired to its upper part. It contributes positively to the character of the house, in particular its roofline

interest, and is relatively prominent in views of the cottage from Hammingden Lane. Its removal would detract from the character and appearance of the cottage, and of the wider Conservation Area. I would therefore suggest that the plans are amended to show this feature retained.

The proposed garden office and store is somewhat larger than the existing shed but remains relatively modest in scale. It is discretely located in terms of public views of the site, and of an appropriate form and design, subject to detail which could be reserved by condition. This aspect of the proposal is not considered contentious.

In summary although the majority of the proposal is not considered contentious, the application requires amendment to retain the chimney which it is proposed to remove, as this work is considered detrimental to the character and appearance of the Conservation Area.

Thanks,

Emily

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