

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 April 2026 17:03:27 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/2155 Nupur Indian Restaurant

Hi Anna

Further comments on the above planning application. Following my initial comments and request for further information we have received existing plans of the outbuilding on the site, but the applicant has unfortunately declined to provide contextual elevations or a revised and expanded DAS or Heritage Statement, which is unhelpful.

Based therefore on the original submission plus the existing plans provided, I remain of the opinion that the proposal raises concerns in terms of the impact on the character and appearance of the Conservation Area:

- The principle of a new dwelling in this location is in my opinion contentious. There are as noted a small number of existing houses facing onto the recreation ground from its northern side, specifically the Coach House to the east, and the semi-detached pair at The Cottage and Little Croft to the west. However, these buildings are of some age. The Coach House is late 19th century and contemporaneous with the development fronting onto the High Street to the north, with which I would assume it was originally functionally related, prior to a full residential conversion. It is also directly adjacent to South Avenue. The Cottage and Little Croft date from the early 20th century, and appear to predate the development to the north of this on the High Street. They are anomalous in being the only purpose-built residential development facing onto the open space, and would not be regarded as typical of the grain of this part of the Conservation Area. This is characterised by principal buildings facing onto the High Street, with gardens, yards, and/or ancillary buildings of a smaller scale (not more than one storey) to the south adjacent to the Recreation Ground. The smaller scale and lower density of development to this northern side of the Recreation Ground complements its open character and allows views through to the often-characterful rear elevations of the buildings on the High Street. In this context a new dwelling, and particularly one of 1½ storeys in height, will appear incongruous and will detract from the established townscape.
- The scale and form of the proposed development will be out of character with the majority of the adjacent built form along the northern side of the Recreation Ground, which, where buildings are present, is typically of structures of only one storey and obviously ancillary use, e.g. garages or outbuildings.
- The detailed elevational treatment of the proposed new building does not represent the high quality of contextual design which we would expect in the context- which is to say within the Conservation Area and in a prominent position which will be highly visible from numerous viewpoints within the Recreation Ground and along the adjacent roads. The façade, for example, appears cluttered and poorly composed, with an over prominent porch which is awkwardly

juxtaposed with the undercroft passageway allowing access to the rear of the building, and with the adjacent foreshortened first floor window.

For these reasons in my opinion the proposal will detract from the character and appearance of the Hurstpierpoint Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, I would consider the proposal to result in less than substantial harm at around the mid-level of that scale, such that the balancing exercise set out in paragraph 215 will apply.

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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