

**From:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Sent:** 14 May 2025 15:10:26 UTC+01:00  
**To:** "Peter Davies" <Peter.Davies@midsussex.gov.uk>  
**Subject:** 20 Lucastes Road, HH DM/24/3009

Hi Peter

Comments on the above planning application.

20 Lucastes Road is an unlisted late 19<sup>th</sup>/early 20<sup>th</sup> century house located within the Lucastes Conservation Area. The house is one of the earliest in the Conservation Area is an attractive and characterful building retaining many period features, including Queen Anne style sash windows. It makes a strong positive contribution to the character and appearance of the Area.

The property appears to have been extended to the side and rear. The current proposal relates to one of these additions and is for enlargement of the existing window openings and replacement of the existing casement windows, which reference the style of the sashes to the main house, with sliding folding metal framed doors in an anthracite grey finish.

In my opinion, while the enlargement of the window openings and replacement of the existing casement windows with doors may not be contentious in principle, the style, material and finish of these doors should relate appropriately to the original house. The currently proposed grey metal frames are not sympathetic to the context, and I would suggest they should be amended to white painted timber as per the remainder of fenestration to the house.

As it stands, I consider that the proposal will result in a low level of less than substantial harm to the character and appearance of the Lucastes Conservation, contrary to the requirements of District Plan Policy DP35 and so that the balancing exercise set out in paragraph 215 of the NPPF 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.

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Submit your planning application online.  
<http://www.planningportal.gov.uk>  
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