

140 High Street, Hurstpierpoint

Pre-Commencement Conditions

140 High Street, Hurstpierpoint,
BN6 9PX
Mid Sussex

Application Reference: DM/26/1404

October 2026

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No development shall be carried out unless and until samples of facing materials and roofing materials to be used throughout, including the replacement slate to the main house roof, have been submitted and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless and otherwise agreed with the Local Planning Authority in writing.

Condition 03 – Facing / Roofing Materials

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Condition 03 – Facing / Roofing Materials

3.01 Slate Roof & Rendered Walls

No development shall be carried out unless and until samples of facing materials and roofing materials to be used throughout, including the replacement slate to the main house roof, have been submitted and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless and otherwise agreed with the Local Planning Authority in writing.



Fig. 1: Proposed Rear Elevation

Replacement slate roof to main house material.

Welsh Ffestiniog Blue Grey Slate to match exact spec of neighbours slate roof material (No. 142 High Street).



Fig. 2: Image of material from supplier.
<https://www.ukslate.com/product/welsh-ffestiniog-blue-grey-2/>



Fig. 3: In-situ example image of material from supplier.

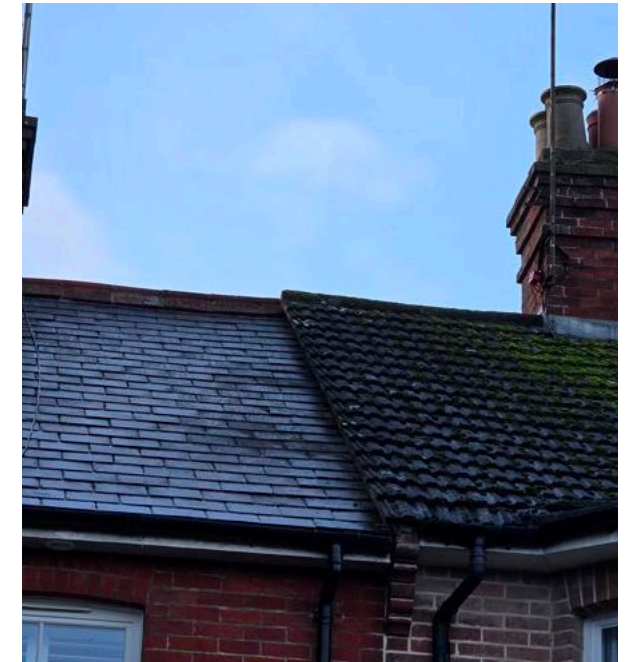


Fig. 4: Photograph of existing interlocking concrete roof tiles (right) next to neighbours existing Welsh Blue Grey Slate tiles (left).

Extension & Existing Rear Walls Finish

White rendered finish on rear extension and existing property to match surrounding properties.



Fig. 5: Photograph of neighbouring extension (No.142) with white rendered finish.



Fig. 6: Photograph of terrace from the rear. White render evident on both neighbouring properties.

Condition 03 – Facing / Roofing Materials
3.02 Glass Roof & Parapet Coping

Extension Glass Roof

Anodised aluminium glass roof with anthracite frame & glazing bars.



Fig. 7: Example image of product installed on another project provided by supplier.
<https://idsystems.co.uk/roofs/structural-glass-roofs/>



Fig. 8: Example image of product installed on another project provided by supplier.

Extension Parapet Coping

Once weathered coping stone in buff.



Fig. 9: Product photograph from supplier.



Fig. 10: Photograph of neighbouring extension (No.142) with matching buff coping stone.

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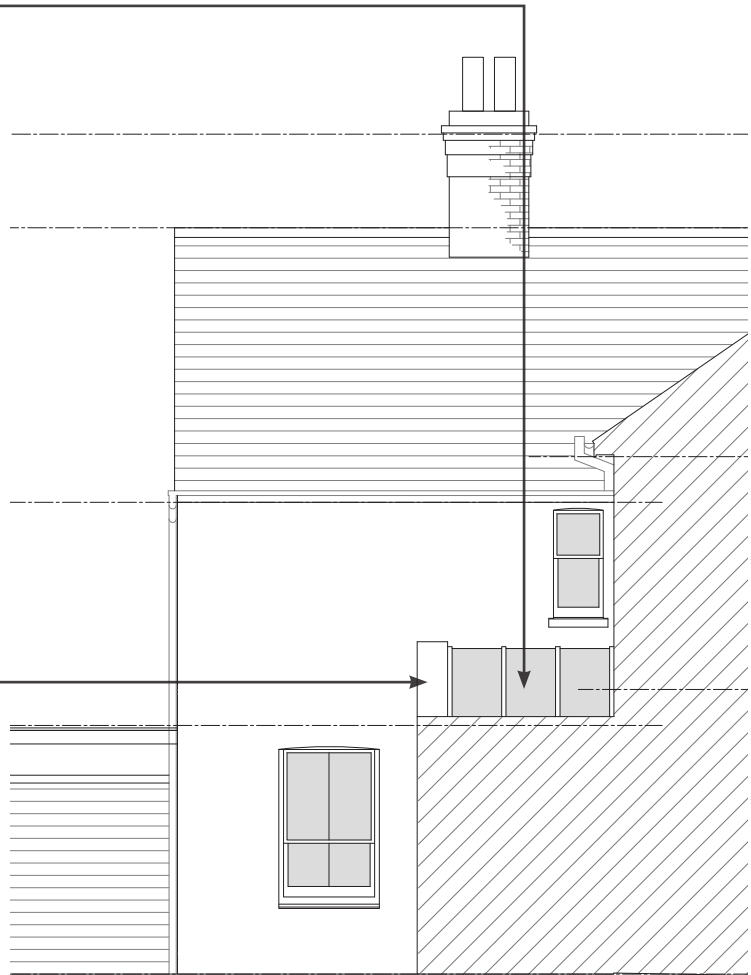


Fig. 11: Proposed Side Elevation

Condition 03 – Facing / Roofing Materials

3.03 Carport Cladding & Roof Finish

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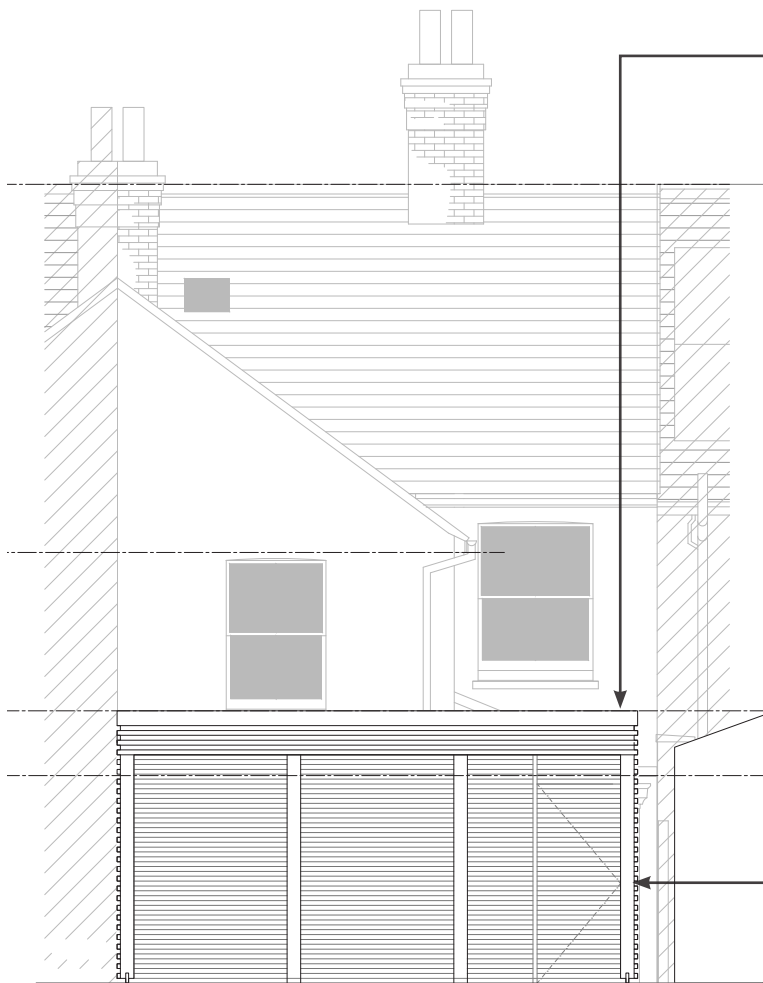


Fig. 12: Proposed Rear Elevation

Carport Flat Roof Material

Grey roofing felt.



Fig. 13: Image of roofing felt material from supplier.



Fig. 14: Example of grey roofing felt installed on flat roof.

Carport Cladding

Horizontal hit & miss softwood timber battens.

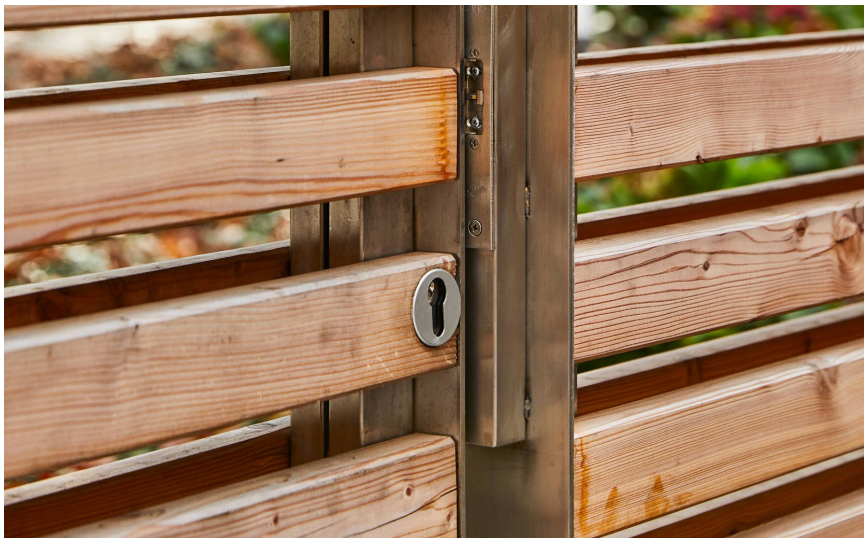


Fig. 15: Example image of treated softwood timber battens.



Fig. 16: Example image of treated softwood timber battens.

No development shall be carried out unless and until detailed drawings and sections, at an appropriate scale and annotated to show materials and finishes of the following:

- (i) The windows to the rear of the dwelling, including glazing bar detail and the depth of the reveal.
- (ii) New external doors to the dwelling, including glazing bar detail and depth of reveal.
- (iii) Typical eaves detail to the extension.

Condition 04 – Detail Drawings & Sections

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4.03 Typical Eaves Detail – Extension	12

Condition 04 – Detail Drawings & Sections

4.01 Rear Window Details

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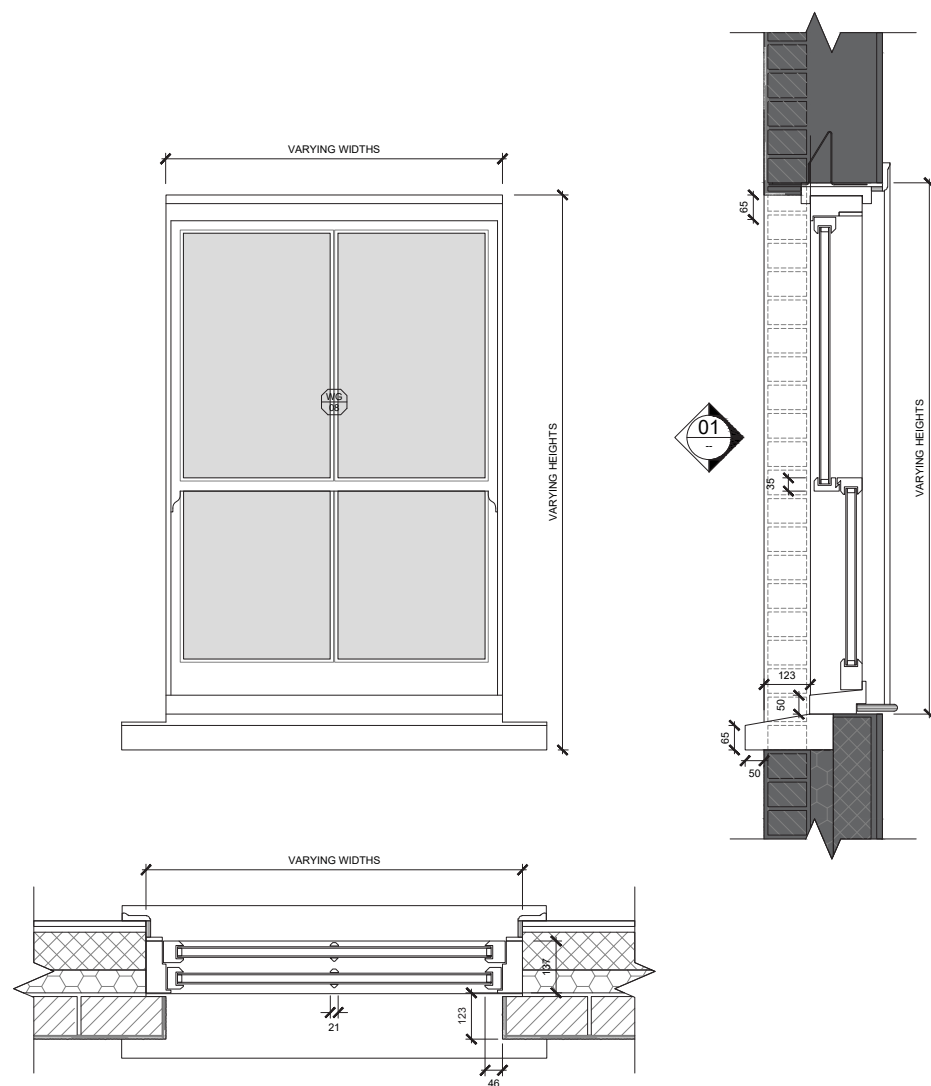


Fig. 18: Detailed drawing of proposed Conservation Style UPVC windows indicating reveal depth.

(Scaled drawing included in the appendix of this document).



Fig. 20: Example of identical product installed from Roseview Windows (supplier).

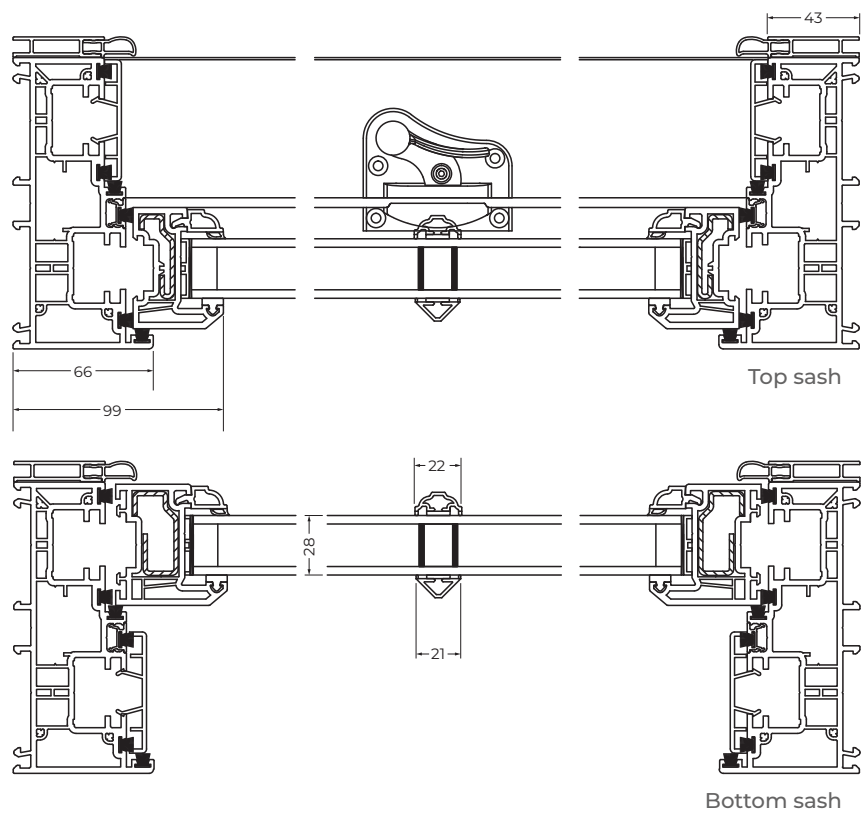
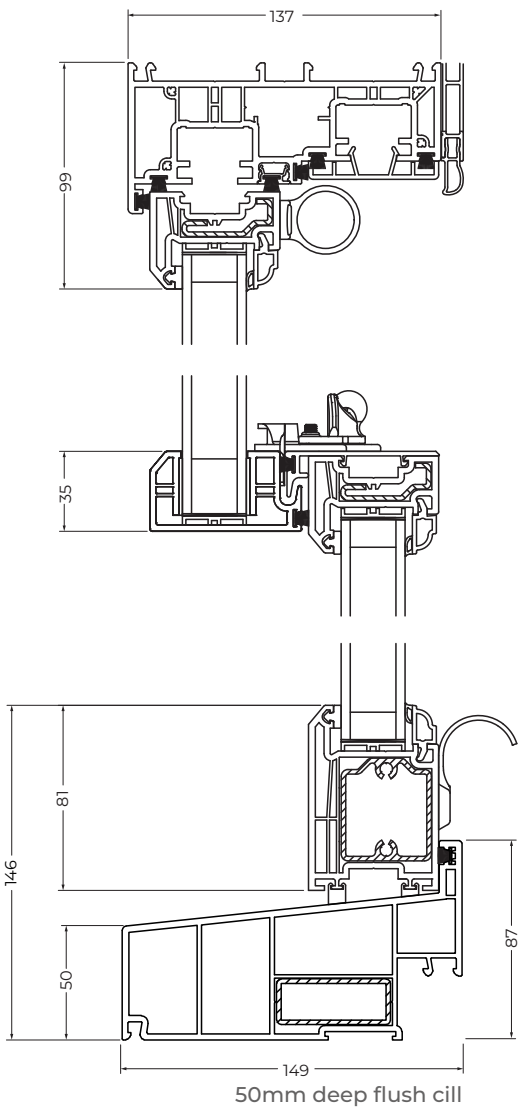


Fig. 17: Conservation Style UPVC Ultimate Rose sash window details from Roseview Windows (supplier) indicating glazing bar detail & cill depth.

<https://www.roseview.co.uk/products/ultimate-rose/>



Fig. 19: Frame finish & colour sample from Roseview Windows (supplier).



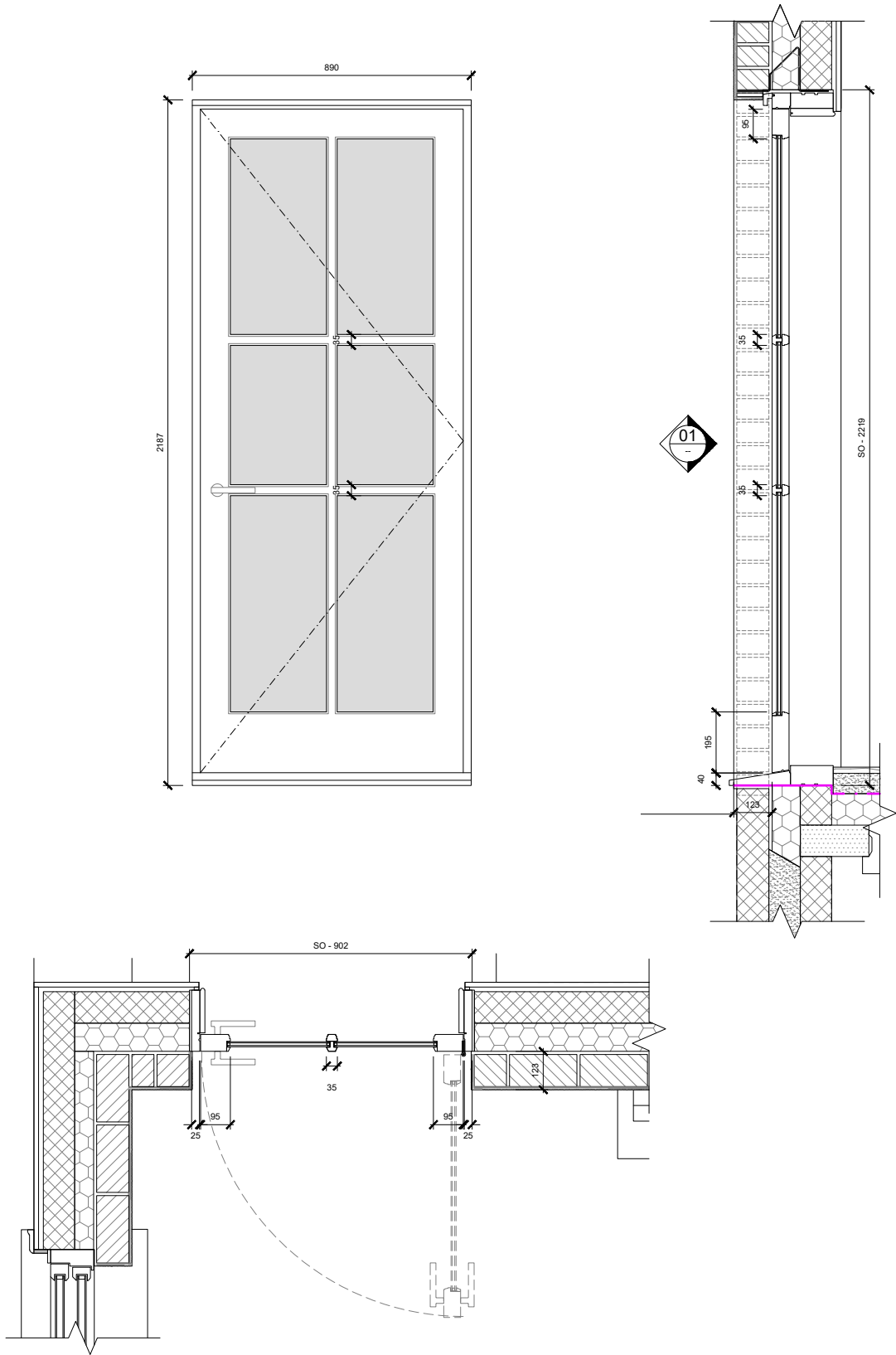


Fig. 21: Detailed drawing of proposed external glazed timber door indicating reveal depth & glazing bar detail.

(Scaled drawing included in the appendix of this document).

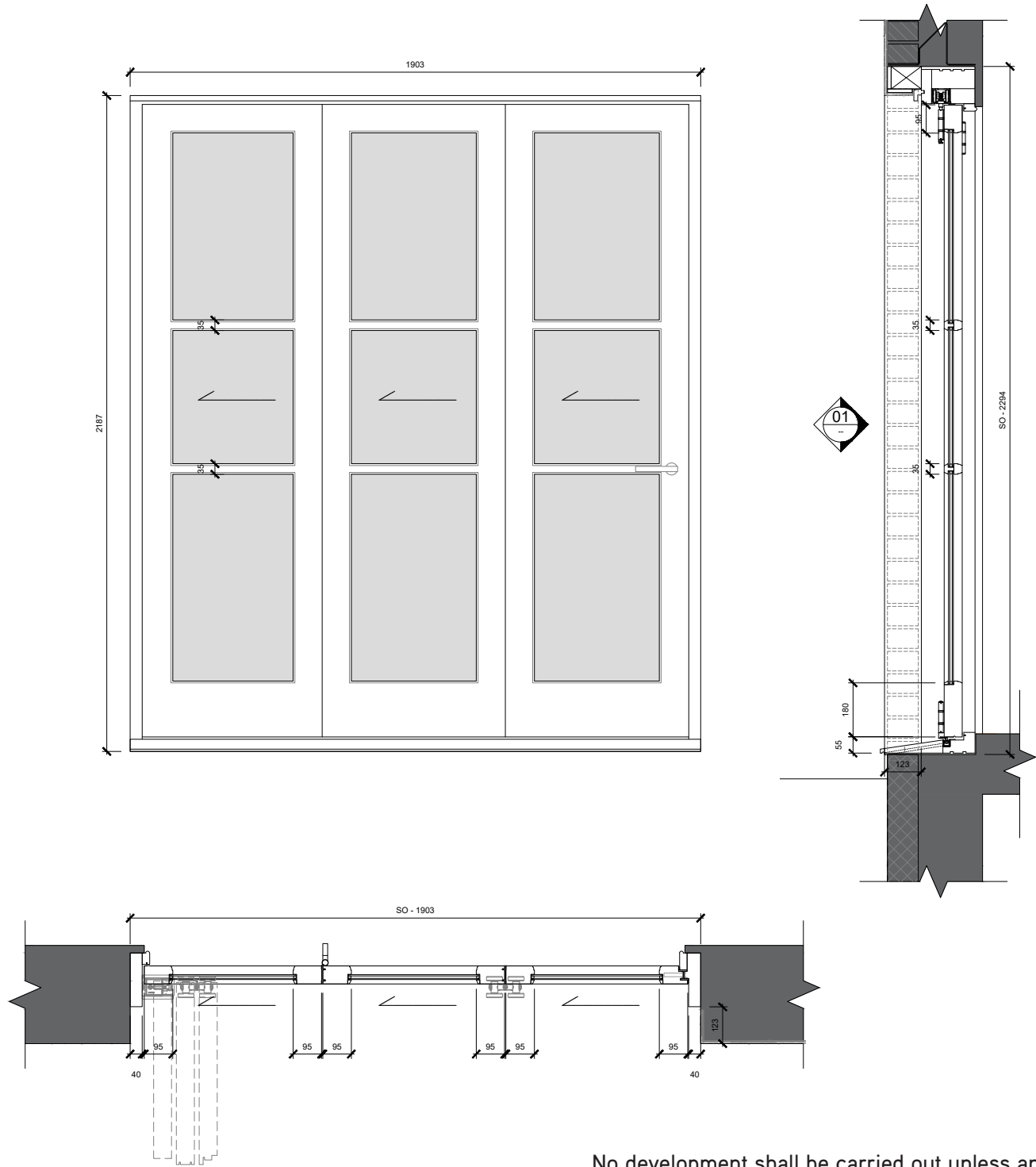


Fig. 22: Detailed drawing of proposed tri-fold doors indicating reveal depth & glazing bar detail.

(Scaled drawing included in the appendix of this document).

No development shall be carried out unless and until detailed drawings and sections, at an appropriate scale and annotated to show materials and finishes of the following:

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- (ii) New external doors to the dwelling, including glazing bar detail and depth of reveal.
- (iii) Typical eaves detail to the extension.

Condition 04 – Detail Drawings & Sections

4.03 Typical Eaves Detail – Extension

No development shall be carried out unless and until detailed drawings and sections, at an appropriate scale and annotated to show materials and finishes of the following:

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- (ii) New external doors to the dwelling, including glazing bar detail and depth of reveal.

(iii) Typical eaves detail to the extension.

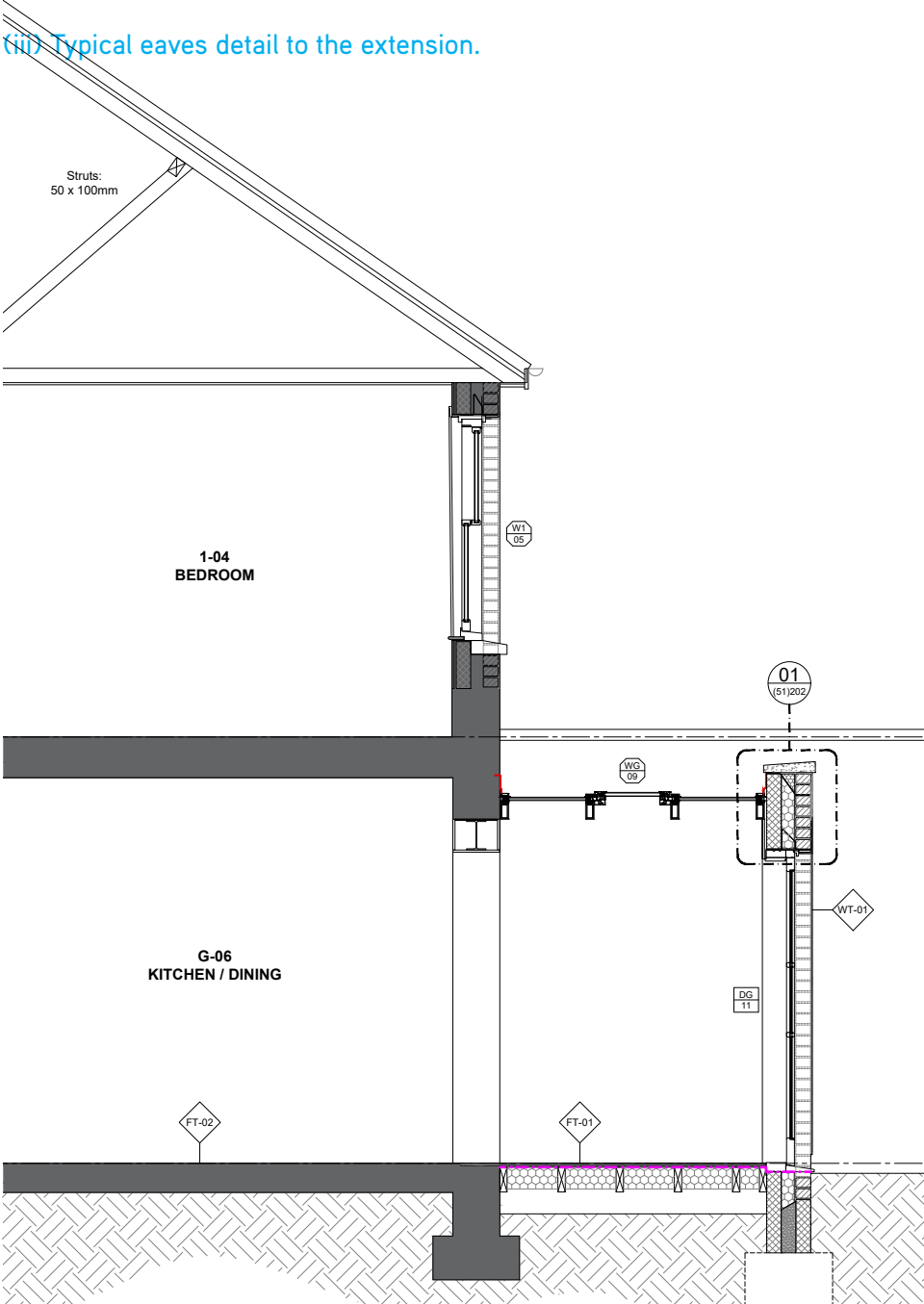


Fig. 23: Proposed detailed section through extension identifying location of eaves detail.

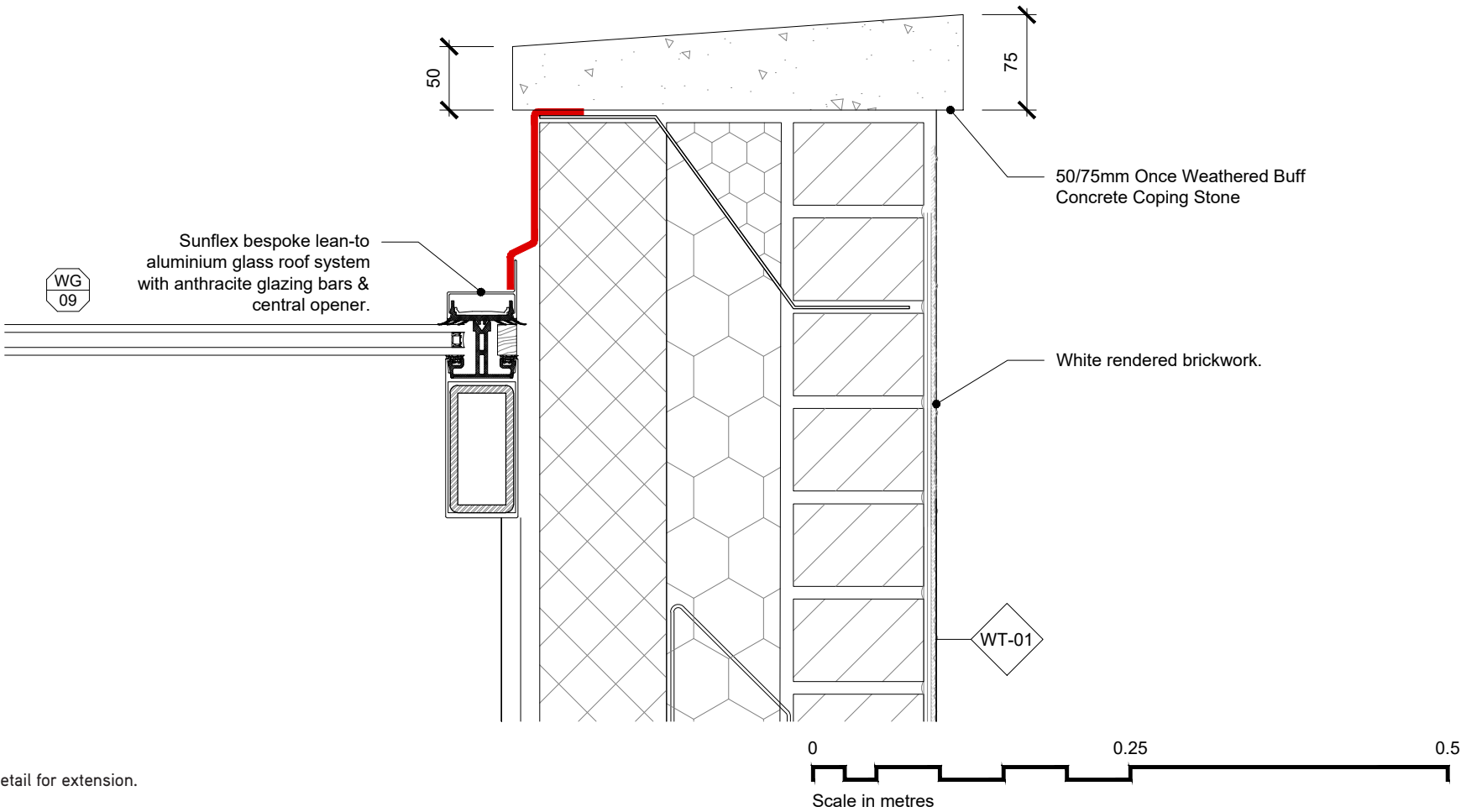


Fig. 24: Typical eaves detail for extension.



Fig. 25: Photograph of neighbouring extension (No.142) with same buff concrete coping stone.

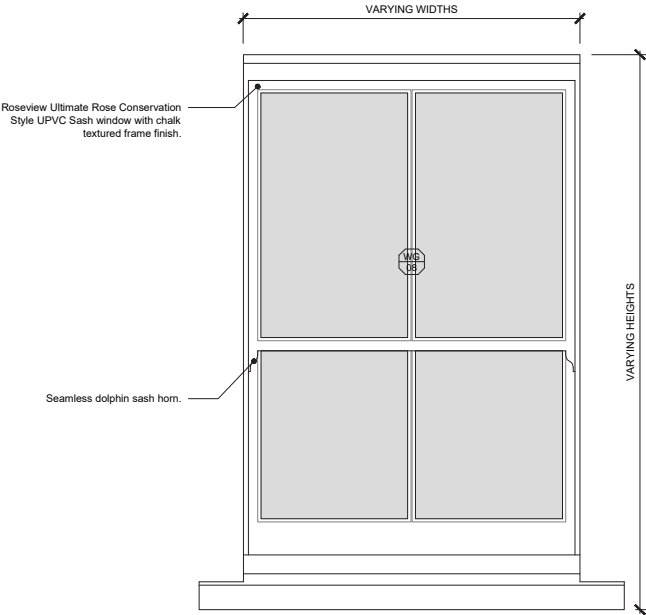


Fig. 26: Product photograph from supplier.

Appendix

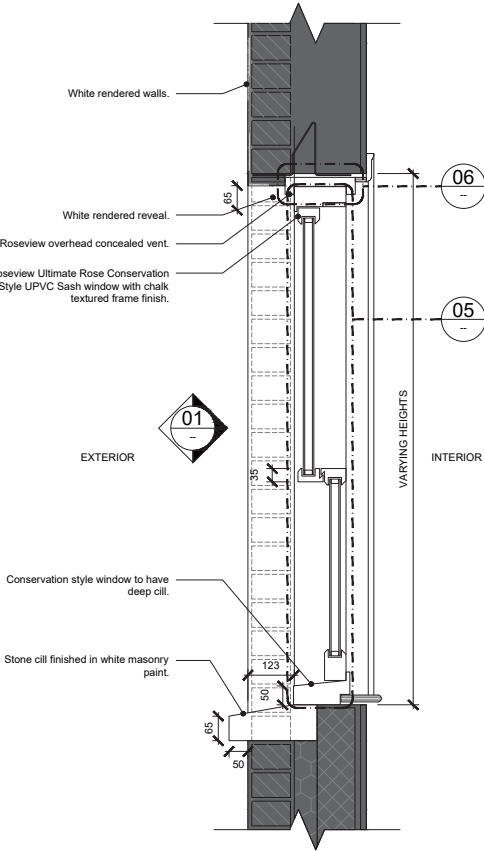
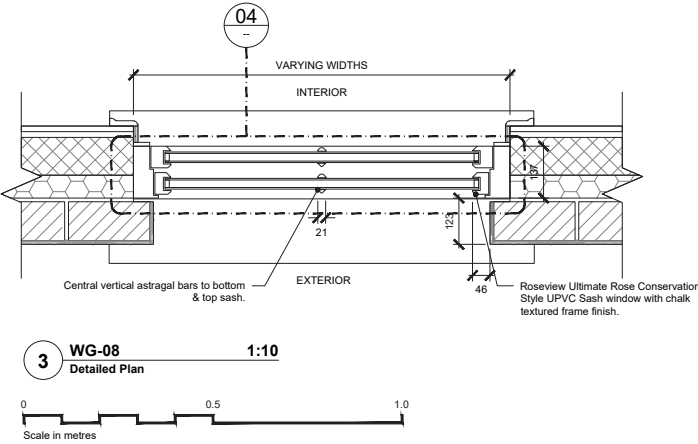
Window Detail – Conservation Style UPVC	14
Door Detail – Glazed Timber Door	15
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Window Detail - Conservation Style UPVC



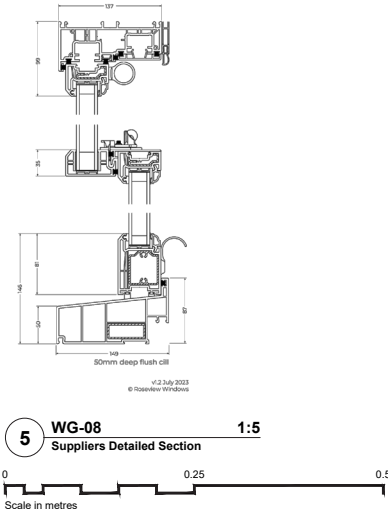
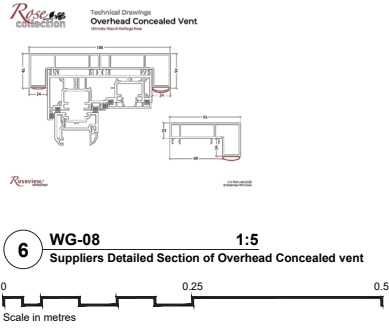
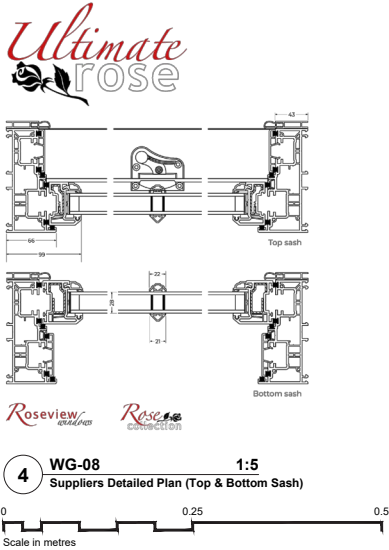
1 WG-08 1:10
Detailed External Elevation

0 0.5 1.0
Scale in metres



2 WG-08 1:10
Detailed Section

0 0.5 1.0
Scale in metres



key:

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rev. date notes drawn checked

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TOGETHER WE BUILD

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APPROVAL

drawn by: checked by:
SP LH

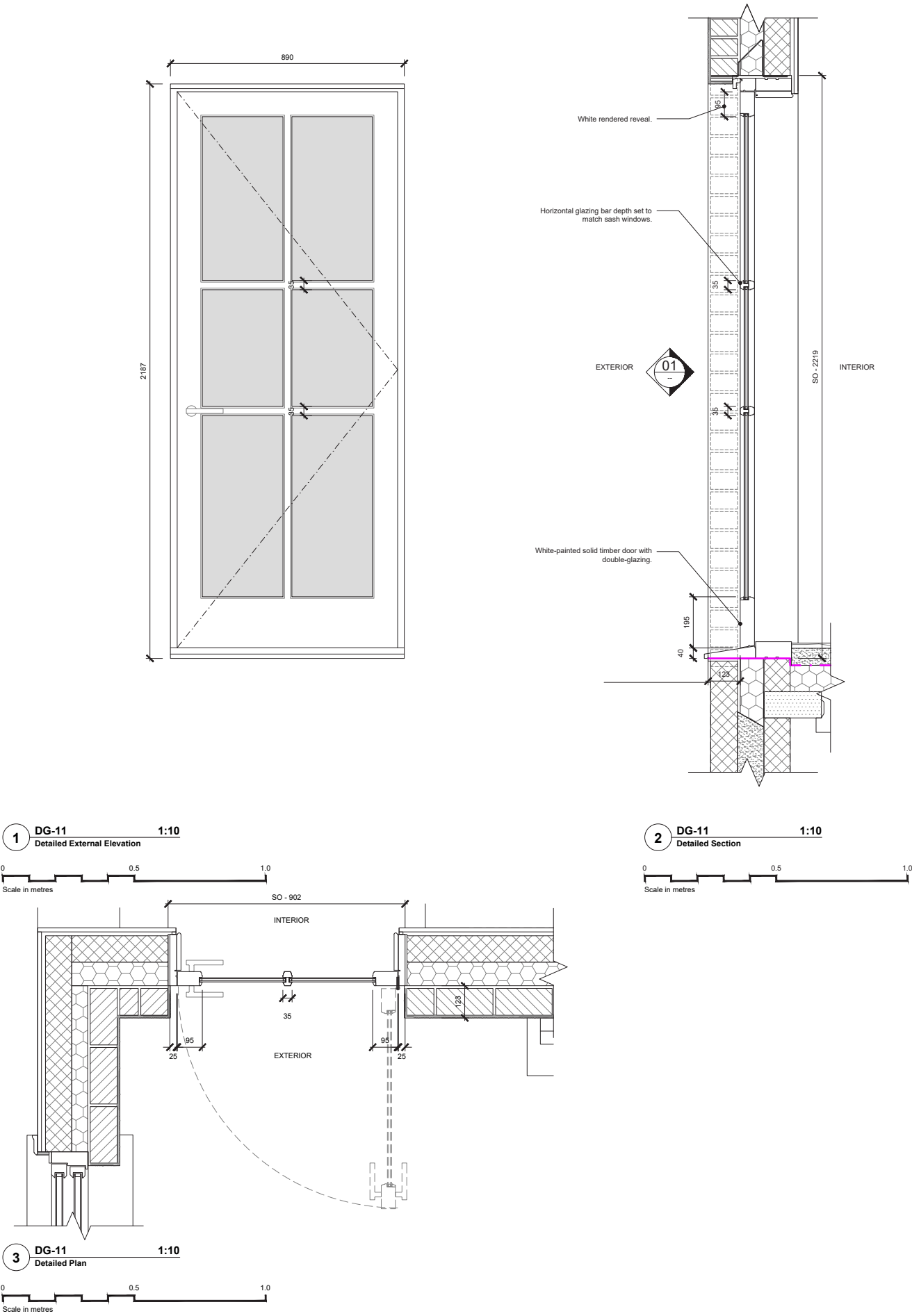
project north:



drawing title: scale @ A1:
Proposed - Window Details 1:10
Conservation Style Sash Windows

(52)200 /
drawing no. revision

Door Detail - Glazed Timber Door



W

1270HS | 140 High Street
Hurstpierpoint, BN6 9PX

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project north:

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drawing title:

Proposed - Door Details
Glazed External Door - DG-11

scale @ A1:

1:10

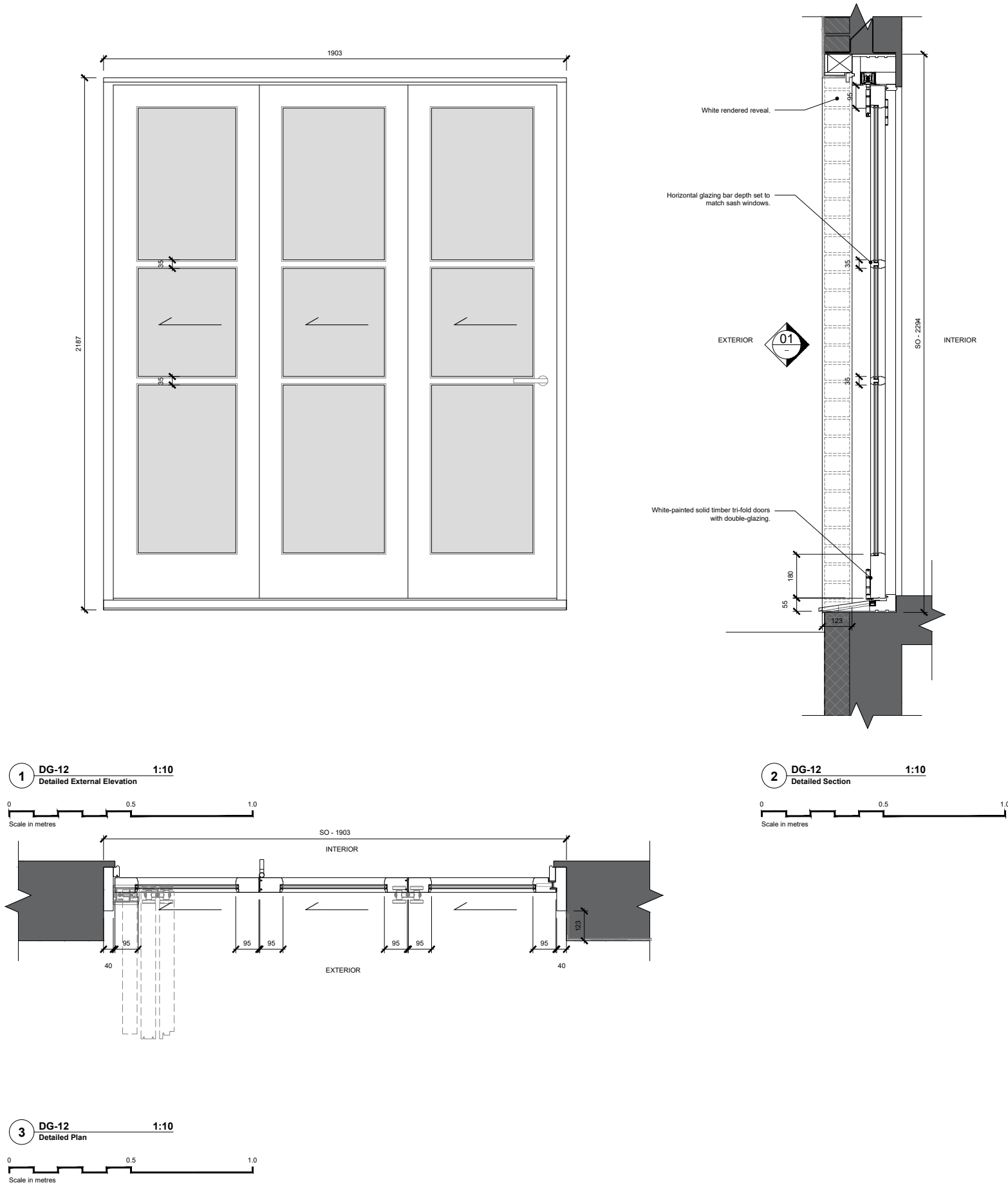
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Door Detail - Timber Tri-Fold Doors



W

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drawing title:
Proposed - Door Details
Tri-Fold Doors - DG-12

scale @ A1:
1:10

(53)201

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revision

