

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 08 July 2025 09:26:52 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: RE: DM/22/2627 78 Park Road BH

Hi Hamish

W.r.t. the discharge of conditions application at the above site, please see below my original comments on the approves scheme. As you will see from a heritage perspective support for the proposal was very much 'on balance' and subject to the replacement building replicating the character and appearance of the original coach house. The detailing of the scheme, including choice of materials, will be important in ensuring that the build out of the permission is successful in this respect, hence the conditions attached to it.

With respect to the facing and roofing materials, these appear acceptable, although I recommended a sample panel- was this brought forward into the wording of the condition?

However, the use of aluminium framed windows and doors will not be acceptable, notwithstanding the presence of uPVC on some of the nearby houses. The existing coach house retains timber windows and doors, and we would expect this to be replicated in the replacement building. The use of traditional materials (where we have control over them) is important to preserving the character and appearance of the Conservation Area. It is quite possible to obtain high quality, high performance timber framed windows and doors. Detailed drawings should be provided as requested by the condition- the same applies w.r.t. the timber panelling.

Likewise the standard Velux rooflight will not be acceptable and should be replaced with a flush fitting, metal frame conservation style rooflight as I believe was required by the condition.

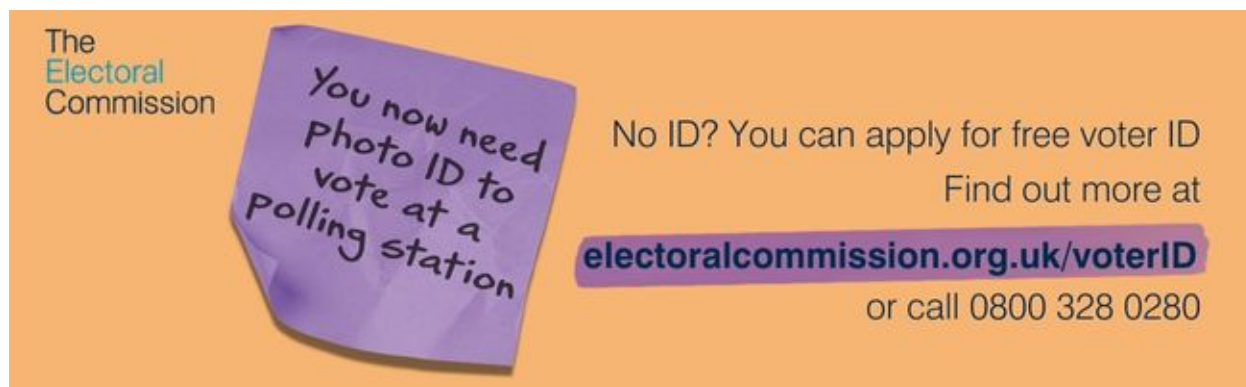
Thanks,

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 <Emily.Wade@midsussex.gov.uk>

Sent: 23 September 2022 14:29

To: Jacob Lane <Jacob.Lane@midsussex.gov.uk>

Subject: DM/22/2627 78 Park Road BH

Hi Jacob

Comments on the above planning application.

The application site is an unlisted 19th century house, one of the oldest buildings within the St Johns Conservation Area. The proposal relates to the original coach house located to the rear of the building, and is for its demolition, with the construction of a replacement building on a different footprint to provide a new dwelling, erection of a new boundary wall and a dropped kerb to the front of the property.

This application follows the granting of planning permission in 2010 for works comprising the reconversion of the house (then in use as a school) for residential use, conversion of an existing side addition to the east of the original building as a separate residential unit, and demolition and rebuild of the coach house on a similar footprint as a third dwelling. This permission was partially implemented and therefore remains extant.

In my opinion the coach house is a building of some character which makes a positive contribution to the character and appearance of the Conservation Area. Its significance is enhanced by its group value with the house, with which it is contemporary, and by the fact that these buildings are amongst the earliest in the Conservation Area, predating even the Grade II listed mid-late 19th century former Strict Baptist Chapel located a short distance to the east along Park Road. In these circumstances I would normally consider that demolition of the building should be resisted in the absence of a compelling justification, however as above there is an existing extant permission for its demolition in place. In these circumstances the principle of the demolition and replacement of the building is considered acceptable.

The current proposal, as with the 2010 permission, envisages a replacement building which is similar in appearance to the existing original coach house to the front elevation. However the current proposal includes raising of the roof ridge height, and a gabled projection to the rear of the roof to allow additional space internally at this level. These amendments will have relatively little impact on the

character or appearance of the building as seen in key views looking from Park Road and St John's Park, and are not considered contentious.

Subject to detail to be reserved by condition the proposal is therefore considered to preserve the character and appearance of the St John's 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 roofing and facing materials.
- Detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes of typical examples of windows and external doors, including the shutters to the kitchen window. Your drawings should show depth of reveal and should include as appropriate glazing bar detail.
- Sample panel of brickwork to be provided on site to show brick bonding, and colour and style of pointing.
- Rainwater goods to be of painted metal.
- Rooflights to be flush fitting metal framed conservation style rooflights.
- Detailed hard and soft landscaping scheme including details of materials and elevational drawings of new fencing and gates.

Thanks,

Emily

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