

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 23 May 2025 08:11:50 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: DM/24/1879 and 2406 2 Church Cottages, Street Lane, Ardingly

Hi Rachel

Further comments on the above applications following the receipt of further plans and an updated heritage statement.

On the basis of the information within the heritage statement, I remain of the opinion that the replacement of the windows is not contentious in principle, as the existing units do not appear to be of any great age or interest. I also consider that the inclusion of slim-line double glazing will be in principle acceptable, as it would appear that this can be accomplished without a detrimental impact on the proportions or profile of the framing. However, the accurate plans now before us confirm that the proposal includes the introduction of a horizontal glazing or sash bar subdividing the casements into two vertically. In other circumstances, this might not be regarded as contentious but here it would mean that the windows to 2 Church Cottages would not remain consistent in appearance with those to its attached neighbour at no. 1. The consistency of elevational treatment is one of the defining characteristics of the cottage pair. I would therefore recommend that the application is revised to omit the glazing bar, so that the glazing pattern of the new windows matched the existing to this property and the neighbouring cottage.

I would be happy for this to be achieved by an amending condition if this is considered appropriate, e.g. 'The window design shall be amended to omit the horizontal sash or glazing bar in all cases. Prior to the commencement of works a detailed typical elevation to show this amendment shall be submitted to and approved in writing by the District Council. The works shall then be carried out according to these details. ', with the standard reason.

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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