

Anna Tidey

From: [REDACTED]
Sent: 02 February 2026 13:52
To: Anna Tidey
Cc: [REDACTED]
Subject: RE: DM/25/3101 & DM/25/3102 - Discharge of conditions application/ Variation of condition application - Blackbirds, Bramble Hill, Balcombe
Attachments: 1252-02 - Proposed Plans Elevations - A1 - Rev09.pdf; 1252-03 - Location Block Plans - A1 - Rev02.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Anna

Many thanks for your email.

Our client is happy to remove the metal flue and Air Source Heat Pump from the plans for DM/25/3101 Variation of Conditions application. Please find attached updated plans to replace the previous submitted plans for this application. I trust this means that the application can now be validated.

With regard to DM/25/3102 Discharge of Conditions. Rather than withdrawing this application, would it be possible to place it on hold until the amended design is approved?

I look forward to hearing from you.

Kind regards

Kathy Victor

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My usual working hours are 8:30am to 12:30pm Monday to Friday

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 30 January 2026 13:49

[REDACTED]
Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: RE: DM/25/3101 & DM/25/3102 - Discharge of conditions application/ Variation of condition application - Blackbirds, Bramble Hill, Balcombe

Dear Kathy

Thank you for your email. I have now sought advice from my Senior Officer.

Planning Permission was granted for DM/25/0873 with following description:

'Rear and side single storey extension, front porch extension, changes to fenestration and render to upper parts.'

The submitted Variation of condition application under DM/25/3101 has the following description:

'Variation of condition No: 2 relating to DM/25/0873 to allow for minor changes to the overall design which include rear extension parapet roof additional of roof glazing in the side extension and enlarged porch extension with open gable.'

The submitted plans now include a metal flue and an Air Source Heat Pump (ASHP) which have never been considered as part of the original application. These cannot be considered as part of the application and should be removed from the plans as this is a material change to the planning permission.

I suggest that you could withdraw DM/25/3101 and submit a separate application for the inclusion of these elements as they are linked to the extension. The flue requires planning permission as the house is located in a Conservation Area. The application should detail the colour finish and external appearance of the proposed flue and confirm that its height accords with Building Regulations requirements.

The permitted rights for the addition of an ASHP on domestic premises require that the unit complies with the MCS Planning Standards. Whether the unit is permitted development will depend upon whether the volume of the ASHP's outdoor compressor unit (including any housing) would exceed 1.5 cubic metres, see Schedule 2, Part 14, Class G of the Town and Country Planning (general Permitted Development) (England) Order 2015, as amended.

With regards to the Discharge of Conditions application under DM/25/3102 I suggest your clients await approval of their amended plans ahead of applying for the discharge of the materials condition. I therefore suggest that you withdraw DM/25/3102 until the amended design is determined.

Please contact me if you would like to discuss this advice.

Regards

Anna

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<http://www.planningportal.gov.uk>

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Planning Officer

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Sent: 29 January 2026 12:44

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>; [REDACTED]

Subject: RE: DM/25/3101 & 2 - Discharge of conditions application/ Variation of condition application - Blackbirds, Bramble Hill, Balcombe

Dear Anna

Thanks for your email. I copy here our client, Emma Harris, to ensure she is aware of our ongoing correspondence.

To respond to your points in order:

DM/25/3102 - Discharge of Conditions application

The front doorway is to be amended to that shown on Proposed Plans & Elevations Drawing No 02, Rev 8, as submitted under DM/25/3101. Please advise the best way forward regarding the validation / approval of each application.

DM/25/3101 - Variation of Condition application

We will discuss the addition of an external flue and the inclusion of an Air Source Heat Pump (ASHP) with our client as to how they wish to proceed. I'll come back to you on this point in due course but in the meantime, once you have discussed this with your Senior Officer, please advise whether the Variation of Condition application can include the addition of these new elements, or whether a new application for planning permission is required.

With regard to the roofline of the rear extension, we mistakenly submitted an incorrect plan showing a crown tile roofline which was subsequently approved under DM/25/0873.

We do not have any detail within either the pre-application advice from the Council or during the determination of DM/25/0873 that a flat roof was unacceptable.

Our client's roof design preference is and always has been a flat/parapet roofline.

I look forward to your response.

Kind regards

Kathy Victor

My usual working hours are 8:30am to 12:30pm Monday to Friday

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 27 January 2026 17:12

Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: RE: DM/25/3101 & 2 - Discharge of conditions application/ Variation of condition application - Blackbirds, Bramble Hill, Balcombe

Dear Kathy

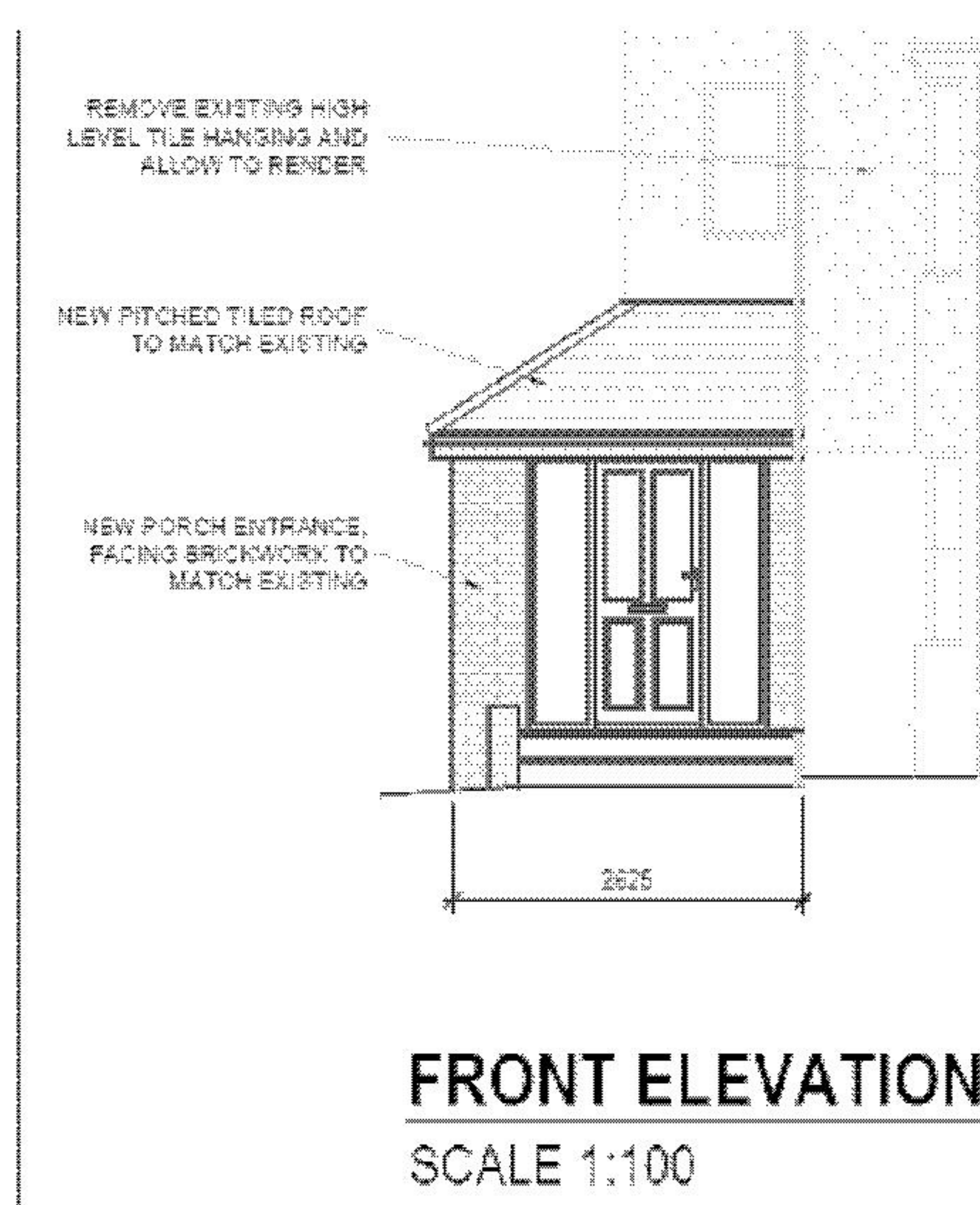
I have left an answerphone message for you this afternoon regarding the above applications.

Thank you for your email regarding **DM/25/3102 - Discharge of conditions application**, the content of which I will review with Emily Wade. I note that the submitted front door detail does not correspond to the door design/glazing layout as shown on Proposed Floor and Elevations Plan No1252-02 Rev 05, as approved under DM/25/0873, see copied images below:

Submitted front door layout detail
Submitted 05.06.2025



Proposed Floor and Elevations Plan 1252-02 Rev 05,



The submission of material details for discharge should accord with the Approved Plans showing the design which is to be implemented. A decision will not be made on this application as I have made the application INVALID pending further information on this point.

You may wish to await approval of amended plans ahead of applying for the discharge of the materials condition. Please can you confirm if the front doorway is to be amended to that shown on Proposed Plans & Elevations Drawing No 02, Rev 8, as submitted under DM/25/3101?

DM/25/3101 - Variation of condition application

Whilst writing I have now reviewed the details of the proposed design changes for the front and rear extensions to the property, the subject of DM/25/3101 - Variation of condition application. I have also read the Supporting Statement, Dated December 2025, submitted with the application.

I note that the description for that application refers to 'minor changes to the overall design'. However, the submitted plan (Proposed Plans and Elevations, Drg No 02, Rev 08) shows the addition of an external flue and the inclusion of an Air Source Heat Pump (ASHP), both of which were not shown on the Approved plan (Proposed Plans and Elevations, Drg No 02, Rev 05). These changes are not referred to in the Supporting Statement.

I have made the application Invalid as I need to discuss with a Senior Officer whether the Variation of condition application can include the addition of these new elements, or whether a new application for planning permission is required.

In the meantime:

- Please provide details of the colour finish and external appearance of the proposed flue and confirm that its height accords with Building Regulations requirements.
- Please confirm if the ASHP complies with the MCS Planning Standards and whether the volume of the ASHP's outdoor compressor unit (including any housing) would exceed 1.5 cubic metres.

I also note that the rear extension is shown (again) with a flat/parapet roofline. This was found unacceptable in the determination of DM/25/0873. The roofline was amended to a crown tiled roofline, with the tiles extending off the existing side canopy roofline. Please confirm your clients roof design preference.

I hope to speak to you regarding the above matters on your return to the office.

Regards

Anna

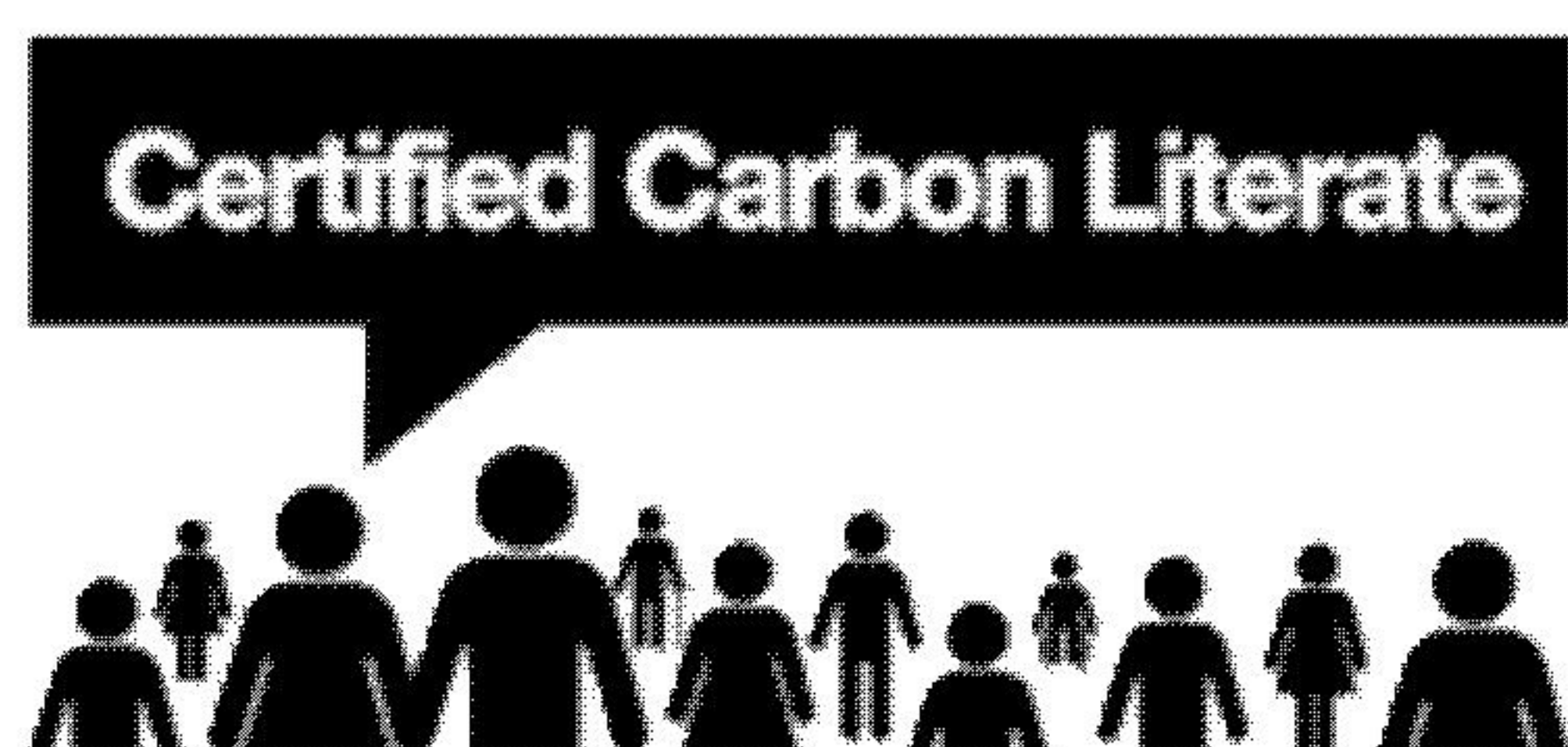
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Sent: 27 January 2026 10:01

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: RE: DM/25/3102 - Discharge of conditions application - Blackbirds, Bramble Hill, Balcombe

Hi Anna

We have discussed your email with our clients, specifically your points regarding the proposed materials for the windows.

We are confused about Emily's statement that the application indicates that the existing windows are uPVC. There is nothing within the application documents that indicates this. The existing windows are timber. Perhaps you could clarify?

Our client feels that there is fairly substantial inconsistency in your and the Conservation Officer's position. You state "uPVC is not a material that MSDC would normally accept in new development in a Conservation Area" and that aluminium is "out of keeping" – yet uPVC (including wood-effect finishes) is extensively present throughout the Balcombe Conservation Area on street-facing elevations, including on Bramble Hill.

Please find attached houses on Bramble Hill or on Stockcroft Road (adjacent), all looking outwards onto the street and facing the village club/public realm. All have aluminium or uPVC windows. All are newer builds except Hope Cottage and The Briars which are older but still have non-timber frames. There are Victorian buildings on the street with timber windows, but none of the modern houses do, and several Victorian houses have uPVC.

In addition, our client is modelling the aluminium windows to look stylistically the same as the new development in the centre of the village which is also in the conservation area. Link here: <https://www.rightmove.co.uk/properties/169506533>. These houses are approximately 400ft from Blackbirds.

Summary of documented examples:

- **Hope Cottage** - white uPVC sash windows
- **The Brewers Yard** - brown uPVC rosewood-effect frames on tile-hung elevation
- **Southern Cross** - white uPVC frames
- **The Briars** - white uPVC/aluminium frames
- **Oak View** - white uPVC/aluminium frames

Key points our client would like you to consider:

1. If uPVC - including coloured wood-effect uPVC - has been approved/accepted on street-facing elevations throughout the conservation area, why would slimline aluminium (which offers superior aesthetics and durability) be unacceptable for their 1995 property

2. Their house has no heritage significance whatsoever - it's a relatively modern build within a conservation area that contains a mix of heritage and modern properties. The conservation area designation protects the *area's character*, not every individual 1990s building equally.
3. The cost differential between timber and aluminium is substantial (100%+). Requiring timber for essential maintenance work on a non-heritage property, while accepting uPVC elsewhere, seems disproportionate.

I look forward to hearing from you.

Kind regards

Kathy Victor

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My usual working hours are 8:30am to 12:30pm Monday to Friday

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 22 January 2026 14:23

Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: DM/25/3102 - Discharge of conditions application - Blackbirds, Bramble Hill, Balcombe

Dear Kathy

I refer to the above application for the Discharge of condition 3 of application DM/25/0873.

I have received comments from Emily Wade, Conservation Officer, following her consideration of the submitted material and finish details. I have saved Emily's comments onto the planning file. I am in agreement with Emily's comments. **Some elements are acceptable and some are not:**

Colour to render walls - The proposed colour is acceptable.

Materials and finish to new doors - The timber front door and painted finish are acceptable. The slim-framed aluminium rear sliding doors with black finish are acceptable

Materials and finish to new windows - **Before I send a formal Split decision I would like to have further information/a discussion regarding the proposed windows.**

Windows - aluminium frames are proposed to the front elevation, and uPVC to the side and rear, with all windows in white.

The application indicates that the existing windows are uPVC. I have not revisited Blackbirds to check this detail, but photographs from my site visits appear to show timber windows in the building, see attached. Do you have any supporting evidence to confirm that the existing windows are uPVC?

uPVC is not a material that MSDC would normally accept in new development in a Conservation Area. I feel that the proposed use of smooth aluminium frames is also out of keeping and I am not minded to approve this.

UPVC is not a traditional material for a heritage setting and I do not consider that Aluminium or UPVC are appropriate materials in the Balcombe Conservation Area. In making my assessment I am mindful of the open public views of the property on Bramble Hill, opposite the Grade II Listed Victory Hall, in the High Weald AONB and within the designated Conservation Area.

I look forward to hearing from you on this matter.

Regards

Anna Tidey

Planning Officer

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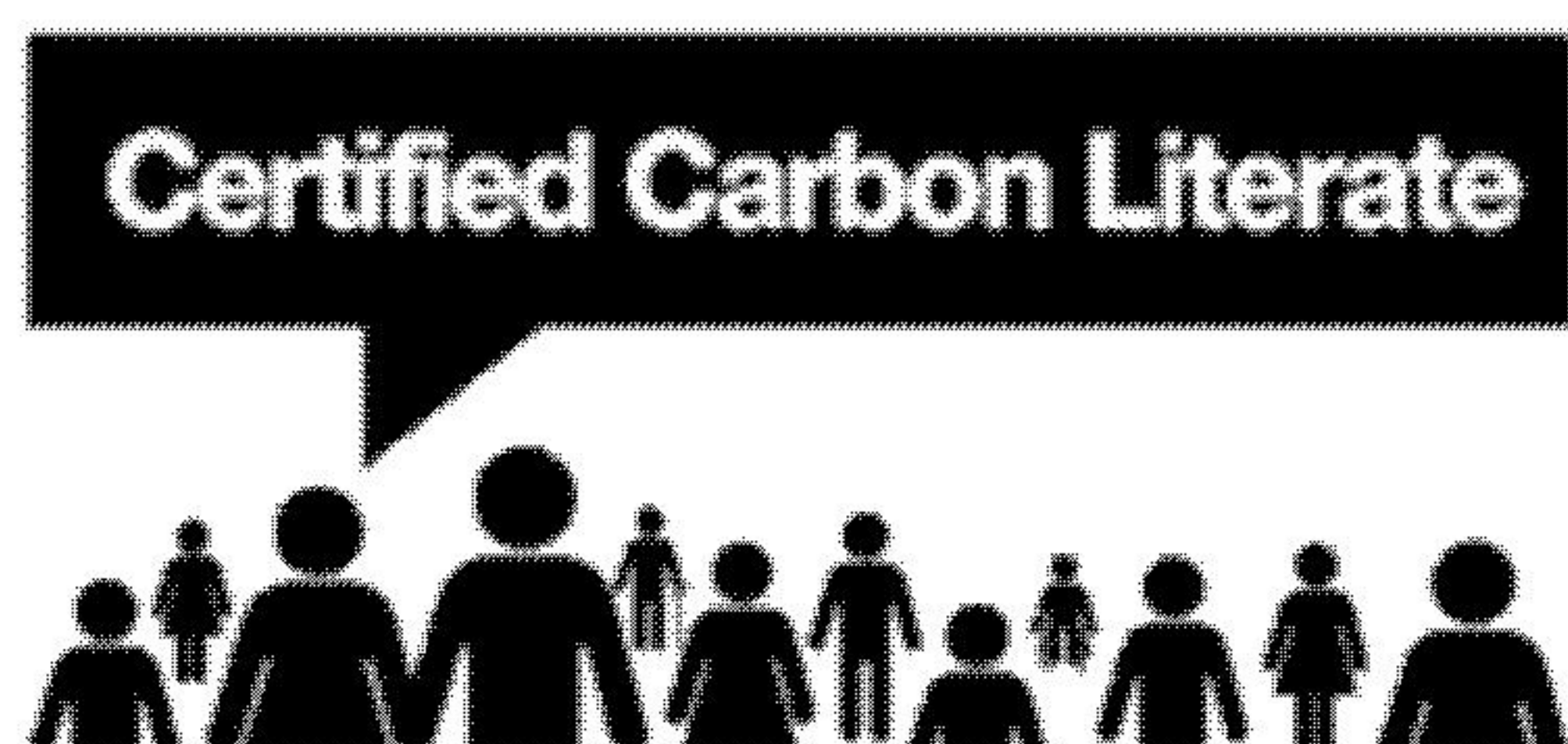
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