

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 March 2026 15:21:06 UTC+01:00
To: "Susan Dubberley" <Susan.Dubberley@midsussex.gov.uk>
Subject: DM/26/0239 Castle Inn

Hi Sue

Comments on the above discharge of conditions application

Condition 3

- A) Roofing and facing materials
W.r.t. the roofing material the application document mentions both handmade clay peg tiles and locally sourced reclaimed tiles. Which is proposed, or is it a mix? In both cases a provenance will be required- for new tiles the manufacturer, range and colour, and for reclaimed tiles whatever detail is available including at the least a source e.g. reclamation yard.
- B) Render mix
The details provided are acceptable.
- C) Details including sample panel of repointing, plus mortar mix
The proposed weatherstruck pointing is a non-traditional style which will not be acceptable in this context, without a convincing justification- it would be useful to have the applicant's comments on this prior to visiting site to view the panel. The mortar mix is acceptable in principle subject to an on-site check of the colour.

Condition 4

- A) Porch including fixings
The details as submitted are acceptable.
- B) Windows inc. glazing bars
The details as submitted are acceptable, but we are missing the glazing bar section for window type 'New timber frame window/door in new opening'. This should be provided.
- C) Internal and external doors
Details not supplied?

Condition 5

- Hard and soft landscaping, boundary treatments, bike and bin stores
Unfortunately, although some aspects of the details as submitted are acceptable, there are issues in terms of compliance the approved layout, and a lack of information in other respects:
 - Aspects of the detailed scheme as shown appear to differ from or exceed the works included in the existing approvals, namely the proposed 'Ornate metal gates with brick piers' which are shown to the main road frontage, where no gates are shown on the approved plans, a brick wall to the boundary between the position of these gates, the position of the refuse and recycling store which has been relocated from the northern side of the

car park to a location on the southern side with fencing apparently attached to the listed building, what appears to be a new pergola or hut structure within the formal lawn immediately to the south of the building (possibly the annotated food hut?), and a large water feature within the car parking area. Whilst some of these features/amendments may not be contentious, they may in my opinion require either an amendment to the approved scheme or further application(s). In some cases, in particular the overly high and ornate gates and gate posts, these works may be considered inappropriate for the context.

- In addition what appears to be a new terrace with raised beds is shown to the southern side of the building. This is also not part of the approved scheme, and no details are provided beyond the surfacing material for the terrace.
- I also note a play area is annotated to the south west corner of the site- no details are given of this, but fixed play equipment may require a further application.
- A white rectangular feature is shown on the formal lawn adjacent to the southern boundary, together with semi-circular features to the eastern and western end of the same lawn, which are not annotated- could this please be clarified.
- No details are provided of the design or materials of the gated pedestrian entrance onto Hickstead Lane.
- No details are provided w.r.t. the cycle storage. See above re. the bin store, which has been relocated, and again no details provided.
- Various gates and fences are shown enclosing the back of house area between the listed building and new outbuilding- no details of these are provided.

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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