

Emily Wade

From: Emily Wade
Sent: 11 July 2025 10:35
To: Simon Lock; Chris
Subject: RE: Little Tyes roof repairs

Dear Simon

Thank you for your email and the attached letter from VKHP-Consulting. I note that the engineer advises repairs in three areas- to the ridge of the roof, to introduced steel strapping to the coupled rafters, to the top part of the rafters at the eastern edge of the south pitch, which are decayed and required partial replacement, and to the eastern chimney stack where brick stitching is recommended to address a vertical crack.

In my opinion, provided these repairs are carried out as stated and using (as appropriate) like for like materials (for example w.r.t. the timber to the rafter repair, and the bricks and mortar to the chimney), the works would not be considered to affect the special interest of the listed building and as such would not require an application for listed building consent.

W.r.t the question of insulation, this is really in the first instance a matter for discussion between you and Building Control, but I would say that in my experience there can be in some cases flexibility in the application of the Building Regulations where the required works may be damaging to the significance of a heritage asset. Building Control will be best placed to advise on this.

I would suggest however that if you do decide that insulation is necessary, you contact me again to discuss methods and materials and to ascertain whether a further application for listed building consent will be required.

I hope the above assists,

Kind regards,

Emily Wade

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: [REDACTED]
Sent: 11 July 2025 10:17
To: Emily Wade <Emily.Wade@midsussex.gov.uk>; [REDACTED]
Subject: FW: Scanned document from HP ePrint user

Dear Emily,

Further to our previous email dated 30th June,

We are now in possession of reports both from the Structural Engineer along with the Remedial works from The Oak blokes, and these are attached accordingly.

As you can see from the structural engineer's report, "Little Tyes" is in a reasonable condition given its age, with no issues or concerns regarding the battening and re-using the existing tiles that were removed, with no change to the weight and loading of the existing roof.

He has however outlined some areas, that he considers might benefit from attention to ensure longer term structural integrity.

Josh from The Oak Blokes who also visited at the same time as the Structural Engineer, (both whom have worked together on other listed projects), has sent a proposal for the works to be completed as per the recommendations from Mr Barnard.

We would now like your expert guidance on how we proceed.

With regards to the Eastern Chimney, it would be undoubtedly foolish not to explore the opportunity to rectify, whilst scaffolding is already in place, but we feel our overriding priority at this junction is to press forward (with your guidance) of the roof repairs.

As we currently have the entire roof removed, we are concerned that "Little Tyes" is somewhat exposed and rather vulnerable to the elements, that combined with contractor availability and moving forward to the latter stages of good weather, we would be grateful if you could review the enclosed documents at your earliest convenience, and we look forward to your thoughts, advice, and direction.

Kindest regards

Simon Chris

