

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 28 January 2025 16:01:35 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/24/3091 Stable Block, Borde Hill

Hi Andy

Comments on the above discharge of conditions application.

These comments are based on an assumption that we are satisfied regarding the acceptability of the proposed per-phase basis of the conditions discharge, as per our recent Teams chat- this needs to be established in the context of achieving a fully completed development securing the future of the building.

Condition 3: Materials

The details as submitted are acceptable.

Condition 4: Detailed drawings/sections

- Typical examples of new windows, including sectional detail of glazing bars as appropriate

The partial details as submitted are acceptable.

- Typical examples of new external doors

The partial details as submitted are acceptable.

- Typical eaves detail to extensions and new ancillary buildings

The partial details as submitted are acceptable.

- Typical detail of the glazing to the elevations and roof of the conservatory extension

The details as submitted are acceptable.

- Typical detail of the glazing to the elevations and roof of the teahouse extension

Not received – see above

- Detailed hard and soft landscaping scheme, to include details of materials for hard landscaping, and detailed drawings (plans, elevations and sections as appropriate) of new or altered boundary treatments including walls, fences and gates, and new structures within the garden or surrounding area. Such drawings should be annotated to show materials and finishes.

With respect to the hard landscaping scheme, the overall layout appears acceptable, but in terms of the proposed materials:

1. We appear to have no specific details of these, and
2. I have concerns regarding the use of limestone paving and porcelain tile, as opposed to sandstone which would be the local, vernacular material, and is used (and proposed for

use) on the stables and extensions to them, or brick pavers as already found in the walled garden area.

We would need to see details of the replacement footbridge to the west of the walled garden which is shown on the Hardworks Plan 3.

We don't appear to have any drawings of new walls, fences or gates, or of the proposed new garden structures (dining booths, bar etc.).

With respect to the soft landscaping scheme, again I would have no objection to the proposed design and layout of the scheme, but I would think we would require input from our Tree Officers regarding the loss of some trees/suitability of replacement planting.

- Detailed drawings of the services extract ducts etc to the rear elevation of the building
The submitted documents states that '*Information will be submitted following the finalisation of MEP extraction system*'; however as I imagine these ducts etc will be integral to the functioning of the restaurant/café, would we not need to see them now? Poorly designed ducting has the potential to adversely affect the heritage assets.

- New rainwater goods to be of painted metal.
The submitted elevations indicate compliance with this requirement.

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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