

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 12 November 2024 15:07:23 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: DM/24/2406 and 1879 2 Church Cottages, Street Lane, Ardingly

Hi Rachel,

Initial comments on the above planning and listed building consent applications.

The application site, 2 Church Cottages, is one half of a Grade II listed building located in a prominent position within the western part of the Ardingly Conservation Area, opposite the parish church. The Cottages date, according to the list description, to the 18th century. They are also within the settings of a number of adjacent listed buildings, including in particular Grade I listed St Peter's Church, located to the south west, and Jordan's Cottage to the south east, which is listed Grade II.

The current proposal is for the replacement of all of the existing single glazed timber framed casement windows to the property with double glazed windows of a different design. Unfortunately the application information as submitted is not in my opinion complete:

1. Although I cannot see any record for consent being granted for works to the windows of the building (which was listed in 1957), the existing windows do not at first sight appear to be of any great age. However, the submitted heritage statement makes no mention of the date or level of interest of the existing windows, and as such it is difficult to make an informed judgement on the impact of their loss on the special interest of the building. I would recommend that the heritage statement be expanded to address this issue.
2. The house elevations in front of us, which have been indexed as proposed, are labelled as survey drawings. They do not correspond with the proposed window details provided. We would need both existing (survey) and proposed house elevations before us, with the proposed elevations consistent with the window details provided.
3. In addition, we have no existing detailed elevational drawings for the windows to be replaced which would allow comparison with the proposed elevational details provided in terms of the proportions of the frames, which may be affected by the inclusion of double glazing. We also have no existing or proposed sections, which will be necessary to compare the proportions and profile of the frames, and which should in the case of the proposed sections include details of the glazing bars shown on the elevations provided.

I also note that Historic England have not been consulted on the application, which should be done as the house is within the setting of a Grade I listed building. I would suggest this is done once the above revised and further information is 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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