

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 15 April 2026 11:20:39 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: RE: Conservation Surgery

Hi Tracie

I've had a look at this one and I would agree that given the modest nature of the extension and its discrete position the impact on the character and appearance of the building and of the wider Conservation Area is likely to be minimal and acceptable, notwithstanding that the property backs on to the open space of the recreation ground. In my opinion, subject to detail, the proposal should meet the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend conditions:

- Details of facing and roofing materials.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern, and colour, texture and style of pointing.
- Rainwater goods and other external pipework to be of painted metal.

I would also add a condition asking for details of the proposed new glazed doors to either side of the link (detailed elevations and sections showing materials and finishes). The application suggests that there are existing uPVC windows to the house, but not necessarily that every window is uPVC? I would push for timber here, if we can, i.e. if there is an existing mixture of materials, ask for timber rather than allowing more uPVC.

I hope this is sufficient, but let me know if you still need a call,

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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From: Tracie Axford <Tracie.Axford@midsussex.gov.uk>

Sent: 15 April 2026 09:22

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

Subject: Conservation Surgery

Hi Emily,

Can you fit me into Conservation Surgery today to discuss DM/26/0479 : 2 Victoria Cottages, Lewes Road, Horsted Keynes. The applicant wishes to add a small extension to the rear of the property between the existing house and an existing outbuilding. You haven't been formally consulted on this, however I wanted to run this one past you as the property is opposite a listed building and within the Horsted Keynes Conservation area. I spoke to Steve K with regards this and he suggested having a chat with you about this rather than do a formal consult as the extension is modest and hidden from public view.

Many thanks
Tracie

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

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