

Mr Nick Candler  
Miss Rebecca Kinneavy  
Baker Brown Studio Ltd  
Cooksbridge Station House  
Cooksbridge  
BN8 4SW

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015**

**PERMISSION**

**REFERENCE:** DM/25/1463

**DESCRIPTION:** DISCHARGE OF CONDITION NOS. 3, 4, 5, 6, 7, 8, 9, 11, 13, 15, 17 AND 21 OF PLANNING APPLICATION DM/22/2141

**LOCATION:** BROOK FARM, BROOK STREET, CUCKFIELD, HAYWARDS HEATH

**DECISION DATE:** 20 APR 2026

**CASE OFFICER:** KATHERINE WILLIAMS -  
KATHERINE.WILLIAMS@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 5th June 2025.

The Authority has considered your application, and I can confirm the following:-

**Conditions:**

3. The details regarding the materials and finish received on 2nd June 2025 are considered to be acceptable and this condition has been discharged.
4. The details and plans regarding the new windows and doors, including depth of reveal and eaves details received on 1st April, 9th April and 20th April 2026 are considered to be acceptable. The details received regarding floor finishes received on 11th February 2026 are considered to be acceptable, and details regarding platform and steps received 2nd June 2025 are considered to be acceptable. This condition has been discharged.
5. The details and plans regarding the insulation received on 11th February 2026 are considered to be acceptable and this condition has been discharged.

6. The details and plans regarding the schedule or repair works to the timber frame received on 11th February 2026 are considered to be acceptable and this condition has been discharged.
7. The details and plans regarding the support and strengthening of the foundations received on 11th February 2026 are considered to be acceptable and this condition has been discharged.
8. The details and plans regarding internal fit out of the new bathroom received on 2nd June 2025 are considered to be acceptable and this condition has been discharged.
9. The details and plans regarding the external vents and pipework received on 11th February 2026 are considered to be acceptable and this condition has been discharged.
11. The details and plans regarding hard and soft landscaping received on 5th June 2025 are considered to be acceptable and this condition has been discharged.
13. The details regarding Biodiversity Enhancement Strategy received on 13th October 2025 are considered to be acceptable and this condition has been discharged.
15. The details and plans regarding the external vents and pipework received on 11th February 2026 are considered to be acceptable and this condition has been discharged.
17. The details regarding Lighting Design Scheme received on 5th June and 13th October 2025 are considered to be acceptable and this condition has been discharged.
21. The details regarding Sustainability Statement received on 5th June 2025 is considered to be acceptable and this condition has been discharged.

### **Plans Referred to in Consideration of this Application**

The following plans and documents were considered when making the above decision:

| <b>Plan Type</b>     | <b>Reference</b> | <b>Version</b> | <b>Submitted Date</b> |
|----------------------|------------------|----------------|-----------------------|
| Proposed Elevations  | 1490_BB_DA_0204  | D              | 20.04.2026            |
| Sections             | 1490_BB_DA_3003  | C              | 20.04.2026            |
| Sections             | BB_DA_3010       |                | 20.04.2026            |
| Sections             | BB_DA_3009       |                | 20.04.2026            |
| Sections             | BB_DA_3008       |                | 20.04.2026            |
| Sections             | BB_DA_3007       |                | 20.04.2026            |
| Sections             | BB_DA_3006       |                | 20.04.2026            |
| General              | 0142/23          |                | 11.02.2026            |
| General              | 0142/22          |                | 11.02.2026            |
| Proposed Floor Plans | BB_DA_0120       | B              | 11.02.2026            |
| Proposed Floor Plans | BB_DA_0110       | B              | 11.02.2026            |
| Proposed Roof Plan   | BB_DA_0130       | B              | 11.02.2026            |
| Proposed Elevations  | 1490_BB_DA_0200  | D              | 20.04.2026            |
| Proposed Elevations  | 1490_BB_DA_0201  | D              | 20.04.2026            |

|                                    |                |   |            |
|------------------------------------|----------------|---|------------|
| Proposed Elevations                | 1490_BB_DA_02  | D | 20.04.2026 |
|                                    | 02             |   |            |
| Proposed Elevations                | 1490_BB_DA_02  | D | 20.04.2026 |
|                                    | 03             |   |            |
| Sections                           | 1490_BB_DA 300 | B | 11.04.2026 |
| Sections                           | 1490_BB_DA     | C | 20.04.2026 |
|                                    | 3001           |   |            |
| Sections                           | 1490_BB_DA     | C | 20.04.2026 |
|                                    | 3002           |   |            |
| General                            | 0142 10        | B | 11.02.2026 |
| Proposed Floor Plans               | 0142 11        | B | 11.02.2026 |
| Proposed Floor and Elevations Plan | 0142 12        | B | 11.02.2026 |
| Proposed Elevations                | 0142 18        | B | 11.02.2026 |
| General                            | 0142 20        | A | 11.02.2026 |
| General                            | 0142 21        | A | 11.02.2026 |
| General                            | 0142 22        | A | 11.02.2026 |
| General                            | 0142 27        | A | 11.02.2026 |
| General                            | 0142/22        |   | 11.02.2026 |



Eric Owens  
Interim Assistant Director Planning and Sustainable Economy

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