

Emily Wade

From: Emily Wade
Sent: 16 April 2025 13:11
To: jo taylor
Subject: RE: Wyncote, High Street, Lindfield DM/25/0404

Dear Jo

Thank you for your email and my apologies for the delay in reply, I have been on leave. With respect to your queries:

- I think the gap between the wall and the rear elevation of no. 65 could be partly filled by a trellis or timber board provided that a suitable air-gap is left between this and the rear wall of the building. This should be shown on your revised drawings.
- The step down of the wall at this point should be sufficient in height and length to allow a reasonable continued appreciation of the extent of the timber within the rear elevation of the building in close views from the rear of no. 65 and of your property. With this in mind I would therefore not suggest that the step in the brickwork should be topped off by boarding or trellis, as this would be counterproductive.

I hope the above is helpful and look forward to receiving your revised plans.

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: jo taylor <jo.taylor81@gmail.com>
Sent: 09 April 2025 12:53
To: Emily Wade <emily.wade@midsussex.gov.uk>
Subject: Re: Wyncote, High Street, Lindfield DM/25/0404

Hi Emily,

I just wanted to follow up on my email below - once I have your guidance I can get my drawings updated for you. There may be a slight delay due to the upcoming Easter holidays, so please let me know if it's necessary to extend any decision deadline.

Many Thanks

Jo

On Wed, 2 Apr 2025 at 18:32, Jo Taylor <jo.taylor81@gmail.com> wrote:

Hi Emily,

Thank you for your email, and apologies for the delay in responding.

That is great news that there are no issues in principle.

Regarding the gap - if you would be happy for a trellis/ timber board to be attached to my wall (but not 65) to fill the gap, that would be preferable, but if the gap needs to remain I am happy to work with that. If it is necessary to keep it open, would you be happy for the gap to be slightly smaller (whilst still avoiding impact to the fabric of 65)?

In regards to the height of the wall - I am happy to look at stepping down the height of the wall on the approach to 65. May I ask if you would like full visibility of the timber on the elevation of 65, or would you be happy for either a timber beam or wood horizontal trellis (similar to the courtyard of Doodie Stark) to be placed on top of that section of my rebuilt wall to keep the whole wall at a similar height to the rest from a privacy point of view but also be more considerate to the elevation of 65?

I'll speak to the brick company and ask for images/ further details of the lambs bricks.

I look forward to hearing your thoughts on the above.

Best wishes

Jo

Sent from my iPhone

On 1 Apr 2025, at 15:18, Emily Wade <emily.wade@midsussex.gov.uk> wrote:

Dear Jo

I hope this email finds you well?

I am writing in connection with the above planning application for which I am the case officer, in order to request further details. Having reviewed the proposal, I have no objection in principle to the works either in terms of the rebuilding of the existing wall or its extension to enclose the area of your land which sits to the rear of no. 65 High Street.

I do however have one concern, which is the detailing of the abutment with the rear elevation of the II* listed building. I note from the submitted heritage statement that the intention is to set the end of the garden boundary wall off the rear of the building by 100mm, which should avoid direct impact on the fabric of the building from the wall itself, however can you confirm please whether you intend anything to close this gap e.g. timber boarding, or are you intending that it is just left open? I am also somewhat concerned that at 1.85m high the proposed new wall may impact adversely on the appearance of the elevation of no. 65, and in particular may appear to visually cut into the horizontal timber which sits at about this height across the rear of the building. Could you please supply an appropriate detailed drawing to illustrate the relationship of the wall and this part of the rear elevation to no. 65? It may be advisable to consider stepping the wall down in height slightly as it approaches the rear of no. 65 to better reveal this timber, if indeed there is visual clash between the two, in which case the proposed elevation as submitted should also be revised.

Also, would you be able to let me know which particular Lambs brick you are intending to use for the new wall? It is not absolutely necessary to provide this information now if you cannot do so, but it would potentially avoid the need for a pre-commencement condition requiring further information, which you would have to apply to discharge. If you are able to supply this detail now it should speed things up for you in the long run.

Kind regards,

Emily Wade

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Jo Taylor

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