

From: Emily Wade <emily.wade@midsussex.gov.uk>
Sent: 15 May 2026 11:09:11 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: RE: DM/26/0155: Stonehurst, North Lodge

Hi Catherine

The further detail and supporting information are acceptable. These conditions can now be discharged.

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>

Emily Wade Ma MSc
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From: Toby Gosling <tg@gouldbaxter.co.uk>
Sent: 15 May 2026 10:39
To: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>
Cc: Emily Wade <emily.wade@midsussex.gov.uk>
Subject: RE: DM/26/0155: Stonehurst, North Lodge

Hi Catherine,

I hope you're well.

My comments are in Green.

Condition 4 – windows and external doors

The application as approved did not allow for the wholesale replacement of the original windows, however this is implied by the elevational details and accompanying floor plan provided. This was specifically excluded following my first comments on the application, as confirmed in the Gould Baxter email dated 13th September 2025: 'A note has been added to the drawing stating that the existing frames are retained, and new double-glazed units are installed, as per the Conservation Officer's suggestion.' The plans should be revised to omit these windows as replacement units, but we do need to see the detail of the slimline double-glazed units to be installed within the existing frames, in the context of these frames, as per Condition 8 below.

This is shown on PL.013 under Typical Window Section detail – As Propose, See attached.

We also do not appear to have sectional drawings of the new windows.

See attached PL.013, the only new window is the first floor oriel window.

We still do not appear to have sectional drawings of the windows, although I note that drawing PL.014 has been saved twice, including against the title PL.013 Window Section and Plan Details- As Existing and Proposed so I wonder if this may be a clerical error at our end?

See attached PL.013.

The details w.r.t. the new external doors (i.e. again new doors in new openings) are acceptable. However, the drawings appear to suggest also replacement of existing original doors, which the consent does not allow for. A new obscure glazed panel was to be installed within the retained frame of the hayloft door to the west elevation, for example- ref. the same email from Gould Baxter - but details have been provided for an entirely new door.

Notes were added to Stable Corridor Section Detail – As Proposed, see attached PL.014.

- Retain existing door and door frame.
- Replace existing single glazing with new frosted double glazing unit, consisting of 4mm glass, 16mm gap and 4mm glass.

Can the applicant please provide a covering note and the annotated floor plans requested below, to clarify the intention with respect to the existing external doors in particular, as the consent does not allow for the replacement of these. The 'stable door' section on the plans provided appears refer to the hayloft door, and is acceptable, but it would be helpful to include mention of this in the note to confirm its retention.

There are two existing entrance doors, both are not shown on the drawings as these are to be retained, note added to PL.012 A.

I would suggest that the applicant clarify these points, and amend the drawings accordingly, ideally, for clarity, marking on the floor plans accompanying the detailed drawings the location of windows and doors to be retained but reglazed, and those which are new.

All windows referred to on PL.012 A bar E.O.18 (Oriel window, which is new) are to have new casements and slim line double glazing, window frames to be retained.

All doors referred to on PL.012 A bar E.O.26 (Existing door to be retained and glazing upgraded) are shown as new.

Please see above.

Condition 5 – garage doors

The details as submitted are acceptable.

Condition 6 – infill extension

The details as submitted are acceptable.

Condition 7 – rooflights, inc. roofslope and rafters

The details in respect of the rooflight to the roof of the new infill extension are acceptable. Whilst the details of the new rooflights to the existing pitched roofs are acceptable in terms of the profile of the windows and their relationship with the surrounding roof covering, we do not appear to have any detail of the relationship with the rafters to the roof structure. This should be supplied, in accordance with the approval which allows for the rooflights to be installed over the retained rafters.

No further details appear to have been supplied, unless these are on the missing plan PL.013?
See attached drawing PL.016.

Condition 8 – double glazed units, reveals, arches, sills, glazing bars

We have no detail of the insertion of the slim-line double glazed units to the retained original windows as the applicant appears to have provided details instead showing their entire replacement.

See above. Detail on drawing PL.013, see attached.

No detail of reveals, arches or sills is provided in respect of the new windows/openings.

No further details have been provided.

Condition 9 – roofing and facing materials

The details submitted are acceptable in principle, but the applicant will need to provide a manufacturer's specification in each case- i.e. manufacturer's name, product name and colour. We also need details for the stone coping to the infill extension.

The further details provided are acceptable.

Condition 10 – hard landscaping material.

The detailed plan and the photograph of the material are acceptable in principle, but the applicant will need to provide a manufacturer's specification for the brick pavers- i.e. manufacturer's name, product name and colour.

The further details provided are acceptable.

Don't hesitate to contact me if you have any questions.

Best Regards,

Toby Gosling



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From: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>

Sent: 13 May 2026 14:47

To: Toby Gosling <tg@goouldbaxter.co.uk>

Subject: DM/26/0155: Stonehurst, North Lodge

Dear Toby,

DM/26/0155: Stonehurst, North Lodge

Following the receipt of further comments from the Conservation Officer yesterday (see attached), I am writing to request that further details be submitted in order to discharge the conditions.

Firstly, please accept my apologies for mislabelling one of the plans- the relevant plan regarding the sectional drawings of the windows has now been uploaded to the planning register.

The Conservation Officer has requested the following further information set out below:

- *Condition 4- A covering note and annotated floor plans requested previously (marking on the floor plans accompanying the detailed drawings the location of windows and doors to be retained but reglazed, and those which are new), to clarify the intention with respect to the existing external doors in particular, as the consent does not allow for the replacement of these. The 'stable door' section on the plans provided appears to refer to the hayloft door, and is acceptable, but it would be helpful to include mention of this in the note to confirm its retention.*
- *Condition 7- Detail of the relationship with the rafters to the roof structure. This should be supplied, in accordance with the approval which allows for the rooflights to be installed over the retained rafters.*

- *Condition 8- Detail of the insertion of the slim-line double glazed units to the retained original windows and detail of reveals, arches or sills in respect of the new windows/openings.*

Please advise as to when these can be provided and once received, I will reconsult the Conservation Officer.

Please get in touch if you have any questions.

Kind regards,

Catherine

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