

From: James Thompson <info@jamesthompsonarchitecture.com>
Sent: 22 January 2025 18:03:22 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: Re: DM/24/2976 - Devonshire House, Handcross
Attachments: JTA272_PL03_A.pdf

Hi Joanne,

Thank you for your email. I have had a long chat with my client about the proposed materials and he would like to avoid a pre-commencement condition if possible given the small scale nature of the scheme, and would really like to start works directly following planning approval.

I have updated and attach the drawing to name the exact brick types. Would this be acceptable?

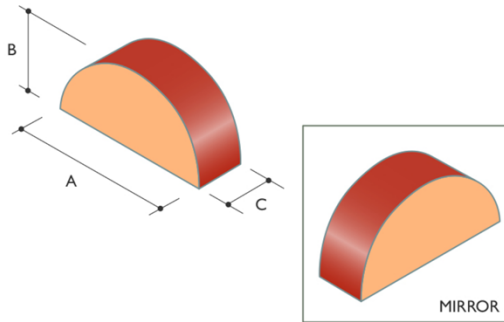
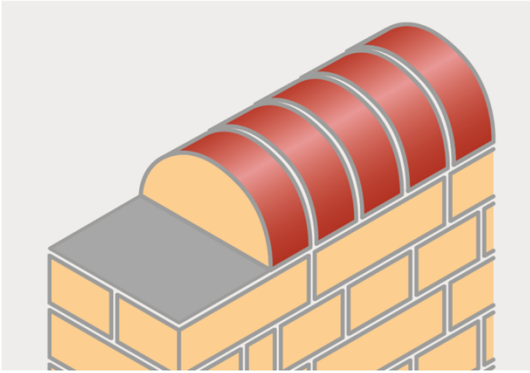
I have described below exact available brick samples which match the existing appearance. If the below images need to be put on the drawing in order to avoid the pre-commencement condition, I would be happy to do so.



Michelmersham Freshfield Lane High Quality Selected Dark Brick



CP.1.2 Half Round Capping



Staffordshire Slate Smooth Brick with CP.1.2 Half Round Capping Profile.

Please do let me know.

Best regards,

James

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On Wed, 22 Jan 2025 at 16:55, Joanne Fisher <Joanne.Fisher@midsussex.gov.uk> wrote:

Dear James,

I refer to the above application currently under consideration.

Having looked through the plans in detail, the proposed walling is annotated as wall to match the appearance of the neighbouring property with grey brick capping. However, due to the site being within the Handcross Conservation Area and the scale of the walling, I consider it necessary to have a schedule of the proposed materials of the walling rather than setting out that it would match the neighbouring property as there are various properties surrounding.

As such I write to seek your formal agreement (by return email) to the imposition of pre-commencement conditions under the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, which came into force on 1 October 2018. The suggested pre-commencement condition is as follows:

Prior to the commencement of the construction of the brick walling a schedule of materials and finishes to be used for external wall shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In order to protect and enhance the appearance and character of the Conservation Area and Area of Outstanding Natural Beauty, and to accord with Policies DP16 and DP35 of the Mid Sussex District Plan 2014 – 2031, and policy 3 of the Neighbourhood Plan.

I would be grateful if you could confirm your agreement to this condition in writing by 9am on Friday so I can proceed in the determination of the application.

I look forward to hearing from you in respect of this.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI

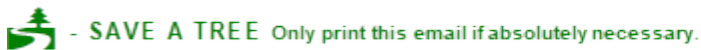
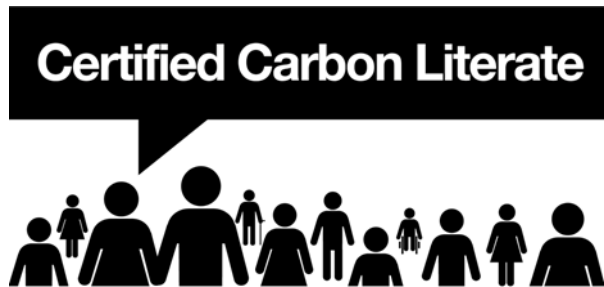
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Working together for a Better Mid Sussex.



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