

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 June 2025 14:12:57 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: Pre commencement planning conditions/ Request for Extension of time for DM/25/0696 and DM/25/0697 - Broad Street House, Broad Street, Cuckfield

Hi Anna

This is fine for the eaves detail, which can now be omitted from the condition.

The other details would still be required- although the windows are partly shown in the sections provided we need fully detailed elevations and sections of typical examples of all new windows and doors, including glazing bar detail, as set out in the draft condition. We also need the secondary glazing detail mentioned.

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
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 20 May 2025 08:39
To: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: FW: Pre commencement planning conditions/ Request for Extension of time for DM/25/0696 and DM/25/0697 - Broad Street House, Broad Street, Cuckfield

Hi Emily

Please can you have a quick look over the submitted plan and see whether it will be sufficient to avoid the need for the Draft condition 4 please?

Thanks

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

Tel: +44 (0)1444 477342

anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



Working together for a Better Mid Sussex.



- SAVE A TREE Only print this email if absolutely necessary.

From: Daniel Lovell <daniellovell9@googlemail.com>

Sent: 19 May 2025 14:34

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: Re: Pre commencement planning conditions/ Request for Extension of time for DM/25/0696 and DM/25/0697 - Broad Street House, Broad Street, Cuckfield

Dear Anna,

Thank you for your email and for sharing the draft planning conditions.

We have reviewed the draft conditions (attached) and confirm that we find the conditions reasonable and acceptable and we agree to the wording as proposed, subject to the following query:-

Regarding condition 4 which requires detailed drawings at an appropriate large scale of the typical eaves detail of the dummy pitched roof, please note the eaves/ roof detail is already clearly shown in the submitted section drawing (P005A - copy attached). Could you please clarify what additional details or information would be required beyond what is already provided?

We would appreciate your guidance on this point to ensure that we submit the appropriate information.

Additionally, we are happy to agree to the short extension of time for the decision target date to Friday 23rd May 2025.

Please let us know if you wish to discuss further.

Kind regards

Daniel Lovell

On Fri, May 16, 2025 at 3:15 PM Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

Dear Daniel

Further to my email to you from Tuesday this week I have now had the opportunity to review Emily Wade's comments ahead of drafting my recommendation reports. I am sorry, but due to other workload pressures I have been unable to complete your reports, but I am minded to recommend both applications for approval.

I have drawn up the attached list of draft planning conditions for your perusal. I am writing to request your agreement to the drafted **pre commencement conditions**, see in bold, as I finalise my delegated report for the above applications. The full list of the draft conditions are attached for your information.

I propose that these conditions are attached to the planning and Listed Building Consent approvals, should the applications be granted. This is subject to Senior Officers signing off my reports under the Council's delegation scheme.

Please be aware that the conditions are in draft at this stage, and at this time the decisions for DM/25/0696 and DM/25/0697 are still pending.

I shall be grateful if you can respond by email to me to provide your agreement to the wording of the pre commencement conditions at your earliest convenience.

I hope that you can also agree to a short Extension of time for the Decision Target dates to next Friday, 23rd May 2025, by return email.

If there are any matters that you would like to discuss please call or email me.

Kind regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

Tel: +44 (0)1444 477342

anna.tidey@midsussex.gov.uk

<http://www.midsussex.gov.uk>



Working together for a Better Mid Sussex.



- SAVE A TREE Only print this email if absolutely necessary.

From: Anna Tidey

Sent: 13 May 2025 22:18

To: daniellovell9@googlemail.com

Subject: Request for Extension of time for DM/25/0696 and DM/25/0697 - Broad Street House, Broad Street, Cuckfield

Dear Daniel

I am sorry, but I was on leave from work last week and I am now working through the resulting backlog.

I am aware that the Decision Target Date for both of your applications is tomorrow, 14th May 2025. I will not be able to complete my reports within this timescale. Once I have prepared my recommendation reports they will also be reviewed by my Senior Officers.

I have been reviewing the comments that I received yesterday from Emily Wade, Conservation Officer, see below.

I will need to work through these tomorrow. As I intend to recommend both applications for approval I need to draft a set of conditions, some of which may need to be pre commencement conditions, for which I require your prior agreement. I will write to you again about this.

I hope that you can agree to a short Extension of time for the Decision Target dates to this Friday, 16th May, by return email.

If you would like to discuss this matter with me please contact me.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer

Development Management

Tel: +44 (0)1444 477342

anna.tidey@midsussex.gov.uk

<http://www.midsussex.gov.uk>



Working together for a Better Mid Sussex.



From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 12 May 2025 11:13
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: DM/25/0696 and 0697 Broad Street House, Broad Street, Cuckfield

Hi Anna

Comments on the above planning and listed building consent applications.

Broad Street House is one half of a Grade II listed building, with the attached property Roseland Cottage. The core of the building is a timber framed house dating from the early 17th century. Substantial extensions have been added to the building, to the south, west and north east, notably during the 19th and 20th centuries. The building is located within the Cuckfield Conservation Area.

The current proposal, which follows on from pre-application advice is for roof repairs including replacement tiling, introduction of a dummy pitched roof over the existing two storey flat roofed 1970s extension to the north west of the building, replacement windows and changes to the plan form within this addition, and works to improve energy efficiency. Two new conservation rooflights are also proposed to the east facing roofslope of the historic core.

To consider these works in turn:

- The proposed roof repairs are not considered contentious, subject to detail including of the proposed replacement roof tiles.
- The proposed addition of the dummy pitched roof to the 1970s addition will add some height and bulk to the extension, but on balance is considered acceptable due to the improvement to the appearance of the building, in

relating this currently incongruous addition slightly better to the character of the original building.

- The replacement windows and altered window openings to this extension are no considered contentious, subject to detail, and should also improve the appearance of the building.
- The proposed internal alterations are largely confined to the 1970s addition at ground and first floor, and are not considered contentious.
- The proposed energy efficiency works include installation of external insulation to the 1970s addition, with tile hanging over this. Again, this is not considered contentious and should also improve the appearance of the building.
Secondary glazing is also proposed to the existing windows within the core of the building and the 19th century wing- this is not considered contentious subject to detail. The addition of insulation within the new dummy pitches roof structure and the retained historic roof is likewise not considered problematic.
- The proposed new conservation rooflights are set between the rafters of the roof slope to the core of the building. This will avoid adverse impact on the historic fabric of the roof structure, and given that their position means that the rooflights will not have a significant impact on the appearance of the house, this aspect of the proposal is not considered contentious.

In summary, the proposal is considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of roofing and facing materials including hung tile.
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - - typical eaves detail of the dummy pitch roof.
 - - typical examples of new windows and doors. Your drawings should include glazing bar details.
 - - typical examples of secondary glazing, shown in the context of the existing windows and window surrounds, to include details of fixings.
- Details of the new kitchen extract.
- Rooflights to be flush fitting, metal framed, conservation style rooflights. No rafters or other timbers are to be cut or trimmed in the installation of these rooflights.
- New rainwater goods and other external pipework to be of painted metal.

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

Conservation Officer

Planning Services

Tel: +44 (0)1444 477385

emily.wade@midsussex.gov.uk

<http://www.midsussex.gov.uk>



The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.