

From: Katherine Williams
Sent: 07 July 2025 11:58:19 UTC+01:00
To: "Graham Middle" <info@lm-associates.co.uk>
Subject: RE: DM/25/1314 & 1316 - Birch House, Courtmead Road, Cuckfield

Dear Graham,

Thank you for your email and the additional plan.

I note your comments regarding the requested conditions and that the previous consent did not include any pre-commencement condition.

Given this, pre-commencement conditions are not considered reasonable or necessary in this instance and therefore will not be included. The conditions included will be compliance conditions.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
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01444 477214
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From: Graham Middle <info@lm-associates.co.uk>
Sent: 04 July 2025 09:54
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1314 & 1316 - Birch House, Courtmead Road, Cuckfield

Good morning Katherine

Your e-mail advice is noted and I am seeking our clients advice regarding the proposed garage.

With regards to Emilys' comments regarding the house/previously converted garage extension that the proposed "*roof forms are relatively complex*" I am completely surprised given the simple nature of the proposal. However drawing P03 is attached.

I note Emily also suggests any consent should include the following conditions:

- *Details of roofing and facing materials.*
- *New brickwork to match existing adjacent work in colour, texture and bonding pattern, and colour, texture and style of pointing.*
- *Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes of the following:*
 - *- typical examples of new windows and external doors; and*
 - *- typical eaves detail to the extensions.*
- *New guttering and other external pipework shall be of painted metal.*

Given her stated opinion that the "*house is relatively modern, and is not of any particular historical or architectural interest*". I would suggest she either has not considered what the submitted proposal states regarding the use of matching materials and/or her suggested conditions are unnecessary overkill considering all of our projects mirror existing facades and materials..

Regards

Graham Middle

Principal

BA (Hons). Dip Arch. RIBA. CIOB. CIH.

L.M. Associates Ltd

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From: Katherine Williams [<mailto:Katherine.Williams@midsussex.gov.uk>]

Sent: 03 July 2025 15:40

To: Graham Middle

Subject: RE: DM/25/1314 & 1316 - Birch House, Courtmead Road, Cuckfield

Dear Graham,

Following on from mine and Emily's site visit last week it was noted that the proposed location of the garage would be beyond the existing retaining wall and within the slope of the garden, however no section plan to illustrate this has been provided nor any detailed existing and proposed site plan. Additionally, the location of the proposed garage would be in close proximity to a number of existing trees and likely to result in the removal of some of the trees, however, no tree report has been provided. Due to this, application DM/25/1316 will be made invalid.

Please also see the attached comments from Emily Wade, who raises concern regarding the loss of the existing trees. Due to this I would also recommend that its location is reconsidered.

Within these comment Emily also requests a proposed and existing roof plan for application DM/25/1314, can this be provided as soon as possible.

Kind regards

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From: Graham Middle <info@lm-associates.co.uk>
Sent: 05 June 2025 14:06
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1314 & 1316 - Birch House, Courtmead Road, Cuckfield

Good afternoon Katherine

Thank you for your advice.

Having sought our clients advice I can confirm they may or may not be in but you can access everywhere you need to around the house.

Regards

Graham Middle
Principal

BA (Hons). Dip Arch. RIBA. CIOB. CIH.

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From: Katherine Williams [<mailto:Katherine.Williams@midsussex.gov.uk>]
Sent: 05 June 2025 09:21
To: Graham Middle
Subject: DM/25/1314 & 1316 - Birch House, Courtmead Road, Cuckfield

Dear Graham,

I am writing with regards to the above applications.

Myself and Emily Wade will be in the area on Tuesday 24th June between 11am and 12pm and would like to conduct our site visit to the property. We will require access to the rear of the property but do not need to be accompanied.

Please let me know if this would be convenient.

Kind Regards

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