

1 Francis Road Lindfield RH16 2JB

Planning application DM/26/0582 – Discharge of Conditions

Below is the correspondence to date regarding the conditions. I have added more commentary in [Blue](#)

Condition 3: Facing materials

- The proposed bricks are acceptable, but can the applicant please confirm the source (reclamation yard).

o Covers, Burgess Hill, RH15 9NB

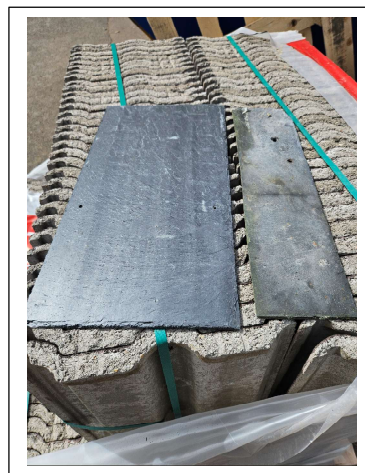
Thank you, this is acceptable.

- Fibre cement slates will not be acceptable on a period building in a Conservation Area setting and should be replaced with natural slate. No detail has been provided of the roofing material to the flat roofed extension at the rear?

o The existing porch roof is fibre cement & it would look rather stark to have the 2 separate materials on the same roof. As we are only adding 3 linear meters of new roofing could an exception please be made. It is worth pointing out that the existing roof at 1 Francis Road & the adjoining owner is artificial slates.

In the context of the existing porch and main roof covering, the fibre cement tiles will be acceptable, but can the applicant please confirm the colour.

Having taken a slate from the roof it turns out they are indeed natural slate (although exceptionally thin). We therefore propose to use Spanish natural slate with a reference RB27. Here is a photograph with the existing and proposed slate from Brian Gow



o The flat roof will be a GRP roof with a dark grey colouring

This is acceptable.

- Can the applicant please confirm that the rooflights are metal framed?

o Yes, I can confirm that the Velux windows will be metal framed & that they will be the Velux conservation style windows

This is acceptable.

- uPVC guttering etc. will not be acceptable on a period building in a Conservation Area setting and should be replaced with painted metal.

o Again, the existing is uPVC & we would reuse the existing guttering coming off

the existing side extension as it is in a good condition. Can we re-use the existing materials to save on landfill?

As the existing guttering is to be reused this is acceptable.

- Can the applicant please confirm the material to the fascia, which should be painted timber?

- o We can use White painted timber fascia

This is acceptable.

Condition 4: Windows and external doors

- The submitted window details do not appear to match the approved elevations in terms

of the glazing pattern- we would need to see drawings specific to the site and approval.

- o With regards to the information sent in relation to the windows is this not sufficient?

No, as noted in my original comments the glazing pattern of the submitted window details does not match the approved elevations- we need site-specific large scale annotated elevations and sections of typical examples of the windows which should match the approval. These detailed drawings should be annotated to show materials and finishes.

I have attached Drawing P01 rev M giving the correct details for the replacement windows. Whereas the drawing shows all the elevations the condition only applies to the flank elevation, New windows in the other elevations are covered with the second application that has not yet been validated.

I have attached drawing 22 with 1:10 details of the windows to be used on the flank elevation including the new extension

- We do not appear to have details of the French doors to the rear?

- o As above

We do not appear to have details of the French doors, but again these should match the approval, and the level of detail should be as requested in the condition.

I attached drawing No 23 showing details of the French windows. These are also shown on drawing P) rev M mentioned above.

- The details include a new panelled timber entrance door, but I can't see where this forms part of the approved scheme?

- o Please omit

Noted, thank you.

- Drawings should be annotated to show materials and finishes.

- o Are you asking for revised plans for the whole scheme or just the discharge elements?

No, not the whole scheme- the window and door details drawings, as per the wording of the condition, need to be annotated to show materials and finishes.

I think I have covered this above.