

From: Joanne Fisher
Sent: 19 March 2025 17:03:47 UTC+00:00
To: "Richard Butler" <Richard.Butler@theplanningbureau.ltd.uk>
Subject: DM/25/0465 - Maxwelton House, Haywards Heath

Dear Richard,

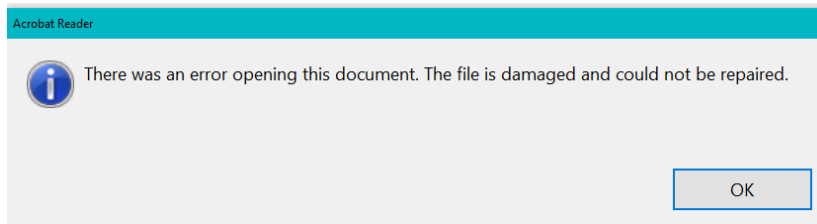
Ref: DM/25/0465

Proposal: Discharge of planning conditions 6, 7, 8, 17 and 18 relating to planning application DM/22/2218.

Location: Site Of Former Maxwelton House, 41 - 43 Boltro Road, Haywards Heath, West Sussex

I refer to the above application currently under consideration.

I am currently going through the details submitted and it has come to my attention that the submitted drawing LSE-2780-04-A-0402 – Proposed elevations 03 04 will not open, and comes up with the following message:



Please can you check this file and re-send it so that it can be taken into consideration in the determination of the condition's application.

In addition, please find my initial comments in relation to the following conditions which need further information or clarification:

Condition 6 – materials

The submitted schedule of materials appears to be acceptable. However, the submitted proposed elevations have not been annotated to explain the location / differences to the 3 types of brick and the 2 types of cladding which are proposed to the building. The condition also requires details of materials/finishes to be provided for the balconies. Please can this also be clarified.

Condition 7 – front elevation showing the position of the light brick panel

You refer to the proposed elevation plans which accompany the application. However, these have not been annotated to show the location of the light brick panels.

In addition, these elevations show external vents which were not shown in the originally approved elevations. Please can you provide details of these vents and whether they are to be brick or upvc? Also why are so many needed?

Condition 8 – Brick detailing and elevation features

Having had an initial review of the plans submitted, I have a few queries which need to be clarified / further detail provided:

- the shadow is not shown for the recessed brick panels, and this looks boxed in
- the rainwater is not shown, and it appears that this is boxed in – how does this work on all levels?
- the steel beam seems to be exposed and there is not enough information on the external colour / treatment of this. The approved drawings suggest that this has been clad (there is no shadow from the beam profile on the elevations / CGI of the approved drawings attached to the permission).
- The collection of rainwater from the balcony is not explained. We would expect water to be collected in the balcony and redirected to the rainwater downpipe hidden in the column to prevent the soffit panel from being stained or damaged.

Condition 17- cycle parking

Your covering letter and description refers to this condition being part of consideration, however, the covering letter does not provide which plans have been submitted to deal with this condition. Please can this be clarified and if necessary, the relevant plans be submitted. In addition, details on the type of cycle stands / elevations of the stores need to be provided.

Please note that I am still going thorough the details provided for all the conditions and further information/clarification may be provided from that already submitted and further requested.

I look forward to hearing from you in respect of the above.

Kind regards

Joanne

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