

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 17 February 2025 15:13:26 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: The Slatch, 50 Hickmans Lane, Lindfield DM/24/2997

Hi Andrew

Comments on the above planning application.

The application site is an unlisted detached house located within the Lindfield Conservation Area. Just to the east, fronting onto the High Street, are the Well House and the Barn which are grade II* listed and grade II listed respectively. The house dates from the mid 20th century, but is in a loosely vernacular style, with brick and timber clad elevations and pan tiled roofs, and timber casement windows to the front elevation. It therefore relates sympathetically to the more traditional buildings around it, and makes a neutral contribution to the character and appearance of the Conservation Area and to the settings of the Well House and the Barn.

The current proposal is for the replacement of the existing small pane timber framed casement windows to the façade of the building with uPVC windows with a white woodgrain effect finish. The proposal also includes replacing an external uPVC door to the house frontage with a new uPVC unit.

In my opinion, notwithstanding that the house is quite modern, replacement of existing timber windows to the front elevation with uPVC will unfortunately be unacceptable in principle. uPVC is not a material which is generally appropriate for use within a Conservation Area, particularly as here on a building of a relatively traditional form and materials, within the setting of listed buildings, one of which is II* listed. I would recommend that this aspect of the proposal is amended to show replacement timber framed windows, which could be double glazed to improve their thermal performance.

The proposed new uPVC door on the other hand replaces an existing uPVC unit- in this context it is considered that the use of uPVC will be hard to resist.

As it stands the proposal is considered because of the inclusion of uPVC windows to the front elevation of the house to detract from the character and appearance of house and of the wider Conservation Area, and from the setting of the adjacent listed buildings. This will fail to meet the requirements of District Plan Policies DP34 and DP35.

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>

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