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***Covering Statement regarding the proposed amendments to
DM/23/0110***

March 2026
Project №: 21072
Mid Sussex District Council



Marshalls Manor,
High Street
Cuckfield
RH17 5EL

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1. *Application Details*

Project Description: Variation of condition to approval DM/23/0110 – conditions 2, 4 and 5.

Site Address: Marshalls Manor,
High Street
Cuckfield
RH17 5EL

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Project Reference: 21072

Revision C

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3. Introduction

This application has been produced to vary particular conditions on consent **DM/23/0110**. This includes providing replacement drawings that incorporate minor changes to the extension and some internal elements. This application also provides further information requested through other conditions, namely 2, 4 and 5.

4. Proposed Amendments

(Please read in conjunction with the existing and proposed drawings)

4.1. Condition 2

Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

This application seeks to replace the following drawings with the new revisions:

Approved Drawings	Proposed Replacement Drawing
GH125 - PL01 Location and Block Plan	21072 - P-1000 - Site Location and Block Plan
PL02 Rev B Proposed Roof Plan	21072 -P-06 – Proposed Roof Plan 21072 -P-01 – Rev A – Proposed Site Plan
PL03 Rev E Proposed Floor Plan	21072 -P-03 – Rev A– Proposed Ground Floor Plan 21072 - P-02 – Rev A - Proposed Site Plan (Ground Flr Level)
PL04 Rev D Proposed Floor Plan	21072 -P-04 – Proposed First Floor
PL05 Rev E Proposed Floor Plan	21072 - P-05 – House - Proposed Second Floor Plan
PL06 Rev E Proposed Elevations	21072 -P-07 – Proposed East Elevation 21072 -P-08 – Proposed South Elevation 21072 -P-09 – Proposed West Elevation
PL07 Rev B Proposed Floor Plan	21072 -P-100 – Rev A – Proposed Garage & Pool House 21072 - P-101 - Rev A - Garage - Pool House -Proposed First Floor and Roof Plan
PL08 Rev E Proposed Elevations	21072 -P-102 – Rev A – Proposed Garage/Pool Elevations

The amendments to the scheme are minor throughout the property.

Externally it includes:

- Minor amendment to rear extension to improve function.
- Proposed additional replacement window – It is proposed to replace an existing window on the rear elevation in addition to the one previous approved. This will ensure a cohesive aesthetic of the modern windows on the house in this area, with precedence being taken from the existing front dormer.
- Enlargement to the terrace area across the rear of the extension.
- Amended refuse and log store.
- Existing tree in poor health and condition to be removed.
- On the principal elevation, areas of sand and cement mortar are to be removed and repointed using lime mortar. Further repairs to stonework.



There are various internal alterations that are shown clearly on **P – 03 and P – 04**. These range across the ground and first floor relating to ceilings, openings, steps and other matters.

4.2. Condition 4

No development shall be carried out unless and until a schedule of materials and finishes to be used for external roofing, facing walls and rainwater goods of the proposed extensions and alterations have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority

Brickwork to match existing



Natural Zinc Finish – Example
Quartz pre-patinated from
VMZinc





Stonework



Rainwater Goods
House – Black Cast iron,
profiles to match existing
Extension – Metal



Methodology for works to stone

- The stonework above one of the windows is protruding and will need to be carefully removed and rebuilt using the existing stone and lime mortar.
- There are several stones that are showing signs of deterioration. The proposal is to carefully remove these stones, rotate them where appropriate, and reinstate them before repointing in lime mortar.
- Areas of sand and cement mortar to the front elevation will need to be removed and repointed using lime mortar.

4.3. Condition 5

Prior to the commencement of construction of any alteration or building, including the construction of foundations, elevation and section drawings at a scale of 1:20 shall be submitted in respect of the following:

- *typical examples of new or replacement windows and glazing, including typical glazing bar details.*
- *typical examples of new doors, including internal doors.*
- *eaves detail for new extensions.*



- *the abutment between the new rear extension to the house and the main house elevation. Drawings should show the relationship with, and any input on, the fabric of the rear elevation.*
- *new rooflights to the garage building to be flush fitting, metal framed, conservation style rooflights.*

This application seeks to provide the information required above, in doing so, satisfying the requirements of the condition. This information is provided on drawings:

- 21072 - P-20 – House – Proposed Section A-A.
- 21072 - P-31 – House – Typical window joinery details 1.
- 21072 - P-32 – House – Typical window joinery details 2.
- 21072 - P-41 – House – Typical door joinery details 1.

The details required under this condition are required to be approved in writing by the Local Planning Authority. It is requested that this is satisfied and the condition be reworded to state works are carried out in accordance with the above drawings, unless otherwise agreed in writing.

5. Conclusion

This application seeks to amend the existing permission in various ways, both internally and externally, building upon the approved plans with minor amendments.

It also provides the necessary information to satisfy further information required by the council relating to materials, joinery details and section drawings.

Stephen Langer Architects are local specialists in traditional architectural design and listed buildings, have designed the proposal on behalf of our client, in a vernacular style, appropriate to the attractive structure. As a practice, we believe traditional architectural design should reflect local building and material traditions and respect the influences that have shaped the built environment in this area.