

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 24 June 2026 15:50:20 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Strouds, Church Lane, HK

Hi Anna

Thanks for sending on the further information with respect to various details relating the above application. I understand that it is applicant's hope to avoid pre-commencement conditions. I had suggested a number of conditions in my previous comments, so to consider these in turn:

- Details of new facing materials.
The materials schedule provided is acceptable, with the exception of the rainwater goods, for which see below.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.
This is a condition to be complied with, and should still be applied to any approval.
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of new windows and external doors. Your drawings should as appropriate show details of glazing bars and of depth of reveal.
The proposed timber windows are acceptable. I would also not object to the use of aluminium for the new French window set, but drawings need to show depth of reveal. I have concerns however about the replacement of the remaining timber windows to the annexe with aluminium, as this does not reflect the existing material or that to the windows of the main house. I have some concerns also about the design of these windows which include integral aluminium sills, a very modern detail which again I do not think would sit well in the context. The documents mention background ventilators which I believe is a reference to trickle vents- these do not appear to be shown on the submitted elevations, but visible trickle vents would not be an acceptable detail. Concealed vents may be more positively viewed, but I am not sure this is an option with an aluminium window set. This aspect of the proposal therefore requires further consideration, either as part of the current application, or by the use of an appropriate condition on any approval.
- New rooflights to the northern roof slope of the annexe to be flush fitting, metal framed conservation style rooflights.
This is a condition to be complied with, and should still be applied to any approval.
- New or altered rainwater goods or other external pipework to be of painted metal.
The proposed materials schedule shows uPVC rainwater goods. These would not normally be acceptable in the context of a listed building or within a

conservation area. If a comprehensive replacement/upgrade of the existing guttering etc. is now proposed I would therefore continue to suggest that this condition is applied. I would only accept uPVC if for example a very short section is being patched into an existing, otherwise entirely uPVC gutter, which was installed with the benefit of LBC.

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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