

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 May 2025 16:16:05 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Hi Katherine

The materials to the house extension are acceptable, with the exception of the windows/doors- this is a uPVC product which will not be suitable to the CA context. Painted timber should be substituted.

The materials relating to the garage appear generally acceptable although I have a query about the brick which although it is a multi appears very pale overall and dominated by yellow- typically I would expect a more blended multi with a wider range of darker tones and a redder bias in this context. This requires either amendment or further justification in terms of further details of the existing brickwork in the immediate vicinity. As it stands I am concerned that the mix shown may appear out of place.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 13 May 2025 09:13

To: Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: FW: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

What do you think?

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
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From: info@rubixplanning.com <info@rubixplanning.com>

Sent: 12 May 2025 16:58

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Cc: jaynewebb@southover.net

Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Good Afternoon Katherine,

Thank you for your emails of last week. I'm grateful for your ongoing help.

1. APPLICATION RE-CONSULTATION

- a. Thank you we see this online and are grateful that once the consultation is finished, we may have the decision issued.

2. MATERIALS

- a. Further to last week's emails we enclose the materials for both the garage and the extension
- b. Brickwork – a brick match has been made to the existing rear wall brickwork and this shall be Wienerberger Smeed Dean Greenwich Yellow Multi Rustica Stock Facing <https://brickwholesale.co.uk/wienerberger-smeed-dean-greenwich-yellow-multi-rustica-stock-facing-brick-pack-of-400/>
Garage doors are to be black painted timber doors from Gate Expectations <https://www.woodworkersuk.co.uk/wooden-garage-doors/insulated-garage-doors/alyn-insulated-garage-doors/>
- c. The garage roof is to match closely with the current roof slate on the main house - Welsh Ffestiniog Blue Grey slate <https://www.ukslate.com/product/welsh-ffestiniog-blue-grey-2/>

- d. We enclose PDF's showing the above materials for the garage and also for the main house.

Next Steps

We are grateful for the quick turnaround you have kindly allowed for the re-consultation. Perhaps you can kindly confirm the materials as proposed are satisfactory and anything further you require in this few weeks so we can best enable you to determine as soon as you are procedurally able.

Many thanks for your help.

Kind Regards,
Tom

Tom Cheffers BA (Hons) MA MRTPI
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From: info@rubixplanning.com <info@rubixplanning.com>

Sent: 09 May 2025 18:03

To: 'Katherine Williams' <Katherine.Williams@midsussex.gov.uk>

Cc: jaynewebb@southover.net

Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Hi Katherine,

Many thanks for your email and update.

DM/25/0643

Thanks for the clarification, can we agree a new deadline/EOT please for as soon as procedurally possible.

Yes we would appreciate to avoid a condition relating to material and I will send these across next week.

DM/25/0674

Thanks for the clarification; I'll review and we can send more detail next week.

Kind Regards,
Tom

Tom Cheffers BA (Hons) MA MRTPI
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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 09 May 2025 16:40

To: info@rubixplanning.com

Cc: jaynewebb@southover.net

Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Hi Tom,

Thank you for the updated application form.

DM/25/0643:

The application will now be made valid, however the application will need to be re-advertised before the application can be determined in order to follow due process.

The application will be advertised with the below amended description to reflect the changes to the proposed plans:

Proposed single-storey rear extension with 2 no. rooflights, replacement conservation area style sash windows to front elevation, and sunpipe to rear roof elevation.

Please note that Emily Wade has requested the same pre-commencement condition as the garage application with regards to materials, should you wish to avoid this condition I would recommended details are provided prior to determination.

DM/25/0674:

Emily Wade has considered the details provided however these are not considered to be sufficient. Full specification for the brickwork and slate would be required including manufacturer/ producer, range and colour including photos. With regards to the doors this should be painted timber and aluminium is not considered acceptable.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
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From: info@rubixplanning.com <info@rubixplanning.com>

Sent: 08 May 2025 15:43

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Cc: jaynewebb@southover.net

Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Hi Katherine,

Further to the below, I'd like to offer sincere apologies for my confusion in the matter, having issued the Certificate B on the current owners of 142 and omitted 140 as part of the submission. I enclose an application form with Cert B as requested.

As an aside, I note that 140 have been advised of the application upon submission as the Applicant has engaged with them on party wall matters, a process which started some weeks ago. Despite this, I put today's date so as not to fall foul of any procedural need your department has for this to be dated today.

Moving forward with this particular application, can you kindly let me know if this is satisfactory to validate this week and can you kindly agree to proceed with determination.

Additionally, I hope the materials submitted for the garage would be appropriate and accepted but please let me know if this needs any review.

Many thanks

Kind Regards,
Tom

Tom Cheffers BA (Hons) MA MRTPI
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From: info@rubixplanning.com <info@rubixplanning.com>
Sent: 08 May 2025 15:18
To: 'Katherine Williams' <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Katherine, my apologies please disregard this email I see now the issue and shall address with a cert b as I had mistakenly believed was submitted originally.

I'll send this across shortly.

Kind Regards,

Tom Cheffers BA (Hons) MA MRTPI
Chartered Town Planner | Director
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From: info@rubixplanning.com <info@rubixplanning.com>
Sent: 08 May 2025 15:07
To: 'Katherine Williams' <Katherine.Williams@midsussex.gov.uk>
Cc: jaynewebb@southover.net
Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Hi Katherine,

Thank you for your email. I'm grateful for your help and feedback. In response to each of the applications:

DM/25/0643

Thank you. I appreciate your help, but I remain confused by the matter. Thank you for your patience and providing further clarification.

To confirm, we did submit a cert B on the original form and I enclose this. This was to 142 as you state we require. And as such, I can't see any procedural error in our original submission. Could you kindly examine and reconfirm what is required for us to do, as unfortunately I am at a loss as to why the application would remain invalid and why we must serve a second certificate b for a neighbour already served.

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

Verity & Colin Wright.

House name:

Number:

142

Suffix:

Address line 1:

High Street

Address Line 2:

Town/City:

Hurstpierpoint

Postcode:

BN6 9PA

Date notice served (DD/MM/YYYY):

11/03/2025

Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mrs

First Name

Jayne

Surname

Webb

Declaration Date

11/03/2025

☒ Declaration made

DM/25/0674

Thank you for sending this condition for review. Unfortunately, I don't think this is the best way forward for the Applicant simply because the building is to be constructed in the next few weeks following any forthcoming approval. There is insufficient time in which to await an application to

discharge conditions. It seems to me that we should provide these details now for the Applicant's benefit and also to avoid the additional burden on your workload in the near future.

We would submit the following details for the garage:

Roof – slate -to match the main roof and in keeping with the quality of the CA

Walls – facing brickwork

Doors – aluminium to the outside wall of the garage. Painted white painted french doors to the garden side



Rooflights – CA style



Next Steps

Could I please request the following this week:

1. Can you let me know please on the Cert B and confirm validity of the application. The application is due today but can we agree Monday for the decision please, or can you suggest a day early next week to avoid delay in commencement.
2. Can you let me know if the above details are satisfactory for the garage

Thanks for your continued help throughout

Kind Regards,

Tom Cheffers BA (Hons) MA MRTPI
Chartered Town Planner | Director
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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 08 May 2025 12:28
To: info@rubixplanning.com
Cc: jaynewebb@southover.net
Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

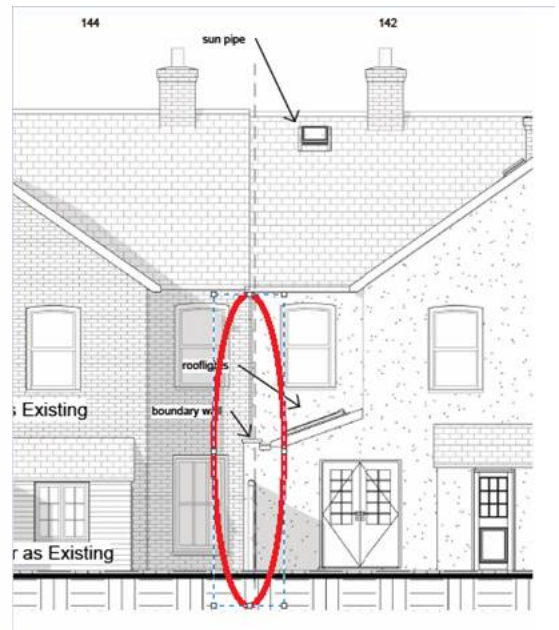
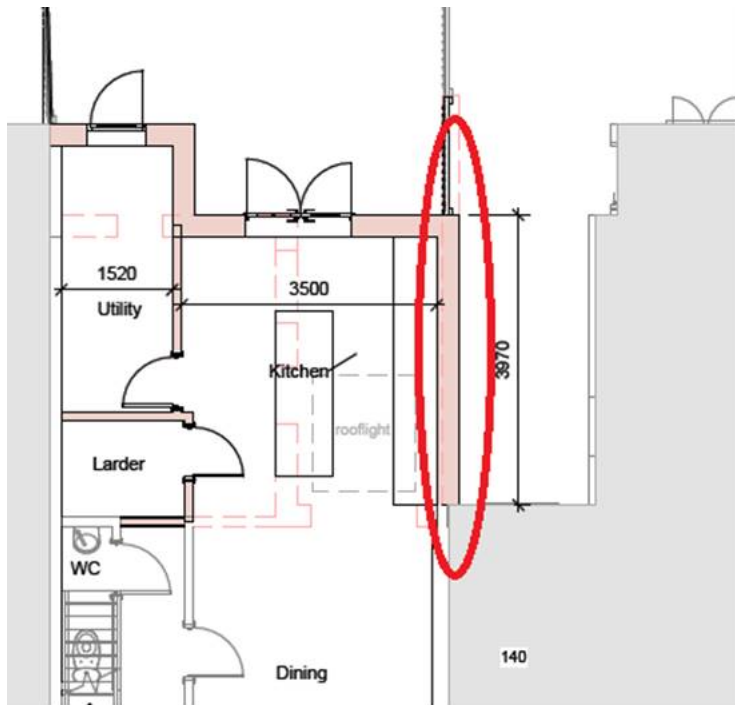
Dear Tom,

Thank you for your email and my apologies for missing your call this morning.

DM/25/0643:

Emily Wade has considered the amended plan and information and considered this to be acceptable subject to condition.

In terms of Certificate B I have considered the comments within your email, however I do not agree. The application property and the attached neighbour are mirroring properties with the boundary centrally between the properties, as viewed on site. The side wall of the extension would extend over this boundary onto No. 140. This is clearly shown on the plans provided with the boundary identified by a black line on the elevation plan and on the floor plan with No. 140 greyed out. This is highlighted below.



The requirement to give notice to all owners of the land which the application relates is set out within Section 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and until the correct certificate has been provided or the proposal amended to solely be within the boundaries of No. 142 the application will remain invalid.

I note that this was not raised previously at validation, however this is due to the number of applications received. Notwithstanding this, an application can be subsequently made invalid if information is considered to be incorrect during the consideration of the application.

DM/25/0674:

The Conservation Officer has requested the below pre-commencement condition for this application. Please confirm if this is acceptable:

No development shall be carried out unless and until samples of materials and finishes to be used for external facing and roof of the proposed garage, have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Reason: To preserve the special character of the area for the future and to accord with Policy DP35 of the Mid Sussex District Plan 2014 - 2031

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
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From: info@rubixplanning.com <info@rubixplanning.com>
Sent: 06 May 2025 20:36
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: 'Jayne Webb' <jaynewebb@southover.net>
Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Good Afternoon Katherine,

Thank you for your email last week and the feedback.
We thank you also for the opportunity to respond with clarification and amendments; we appreciate this is not always possible. We're grateful.

The Applicant would like to submit the below responses:

DM/25/0643 – Single storey rear extension

Thank you for your comments. I have taken instruction from the Client and submit for your consideration the attached revision. The Client would like to comply with Ms Wade's comments. The extension is stepped back, the outrigger is maintained with a new door exit.

The boundary wall is notably within the application site curtilage, which is apparent compared to the first floor and roof profiles. The wall only aligns with the application site and does not sit between the boundaries. Notwithstanding, we treat this as though it may be deemed a party wall following any legal opinion produced to counter the title documentation. The boundary wall is a parapet with no drainage protruding. As an aside, the Applicant has since learned from agents that the new owner will soon be seeking an extension to mirror the proposal. For now, and upon its own merits, the proposal is most appropriate in design and appearance.

Regarding Certificate B, we can confirm that this was completed on the originally submitted form. The proposal, as now amended, would not require certificate B to be issued on the neighbour at 144 - should this have been the issue previously raised. In light of this may we please have the application validated once again.

The Applicant shall commence the work shortly following an approval. Subject to your being satisfied may we please have this decision by the end of this week, or agree in writing an EOT for Monday/Tuesday.

DM/25/0674 – Replacement rear garage

In response to concerns we can clarify that rooflights shall be conservation area style and therefore flush with the roof tiles and profile.

This is difficult to show on drawings however we can provide some annotation if required. However you may prefer to secure this by means of suitably worded planning condition, which we would be pleased to accept and the Client shall adhere to. Please let us know how you prefer to proceed.

DM/25/0770 – LDC Solar Panels

This application has now moved to determination and is with management for a final decision.

Many thanks

Thanks Katherine for your continued help perhaps we could discuss tomorrow and give you anything you require to get these back on track and a decision this week or early next.

Many thanks

Kind Regards,
Tom

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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 30 April 2025 11:57

To: info@rubixplanning.com

Subject: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

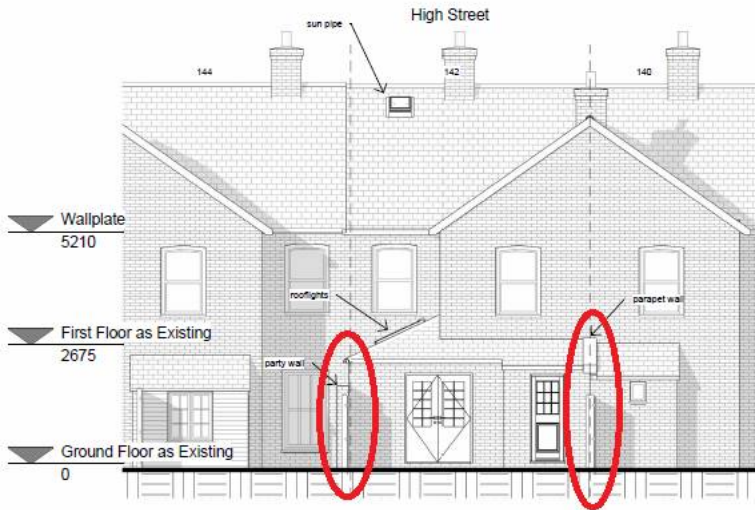
Dear Tom,

Following my site visit to the property I have had time to considered the proposals and I have received the attached comments from the Council's Conservation Officer. I have set out the comment on each application below.

DM/25/0643 – Single storey rear extension, rooflights, replacement front windows and sun pipe.

The proposed wrap around form of the extension would result of the dilution of the original 'T' shape of No.s 142-144 and result in a loss of symmetry between the pair. This concern was raised under a pre-application with my colleague Stefan Galyas. It is therefore recommended that the proposal is amended to reflect the advice given within this pre-application.

In addition to this, the proposed plans indicate that the proposal would extend over the boundaries with both No.s 144 and 140, however certificate B has not been completed to give notice to these neighbouring properties. Due to this, it is currently considered that this application is invalid.



North as Proposed
1 : 100

DM/25/0674 –

Replacement rear garage

Concerns are raised regarding the appearance of the rooflights within the roof form of the building and it is recommended that these are amended to be flush fitting metal conservation style rooflights.

DM/25/0770 – LDC Solar Panels

This application has now moved to determination and is with management for a final decision.

I hope that this clarifies the planning position on the submitted applications.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
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