

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 06 March 2026 14:53:19 UTC+00:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/26/0155 Stonehurst, North Lodge, Selsfield Road, Ardingly

Hi Catherine

Comments on the above discharge of conditions application.

Condition 4 – windows and external doors

The application as approved did not allow for the wholesale replacement of the original windows, however this is implied by the elevational details and accompanying floor plan provided. This was specifically excluded following my first comments on the application, as confirmed in the Gould Baxter email dated 13th September 2025: 'A note has been added to the drawing stating that the existing frames are retained, and new double-glazed units are installed, as per the Conservation Officer's suggestion.' The plans should be revised to omit these windows as replacement units, but we do need to see the detail of the slimline double-glazed units to be installed within the existing frames, in the context of these frames, as per Condition 8 below.

We also do not appear to have sectional drawings of the new windows.

The details w.r.t. the new external doors (i.e. again new doors in new openings) are acceptable. However, the drawings appear to suggest also replacement of existing original doors, which the consent does not allow for. A new obscure glazed panel was to be installed within the retained frame of the hayloft door to the west elevation, for example- ref. the same email from Gould Baxter - but details have been provided for an entirely new door.

I would suggest that the applicant clarify these points, and amend the drawings accordingly, ideally, for clarity, marking on the floor plans accompanying the detailed drawings the location of windows and doors to be retained but reglazed, and those which are new.

Condition 5 – garage doors

The details as submitted are acceptable.

Condition 6 – infill extension

The details as submitted are acceptable.

Condition 7 – rooflights, inc. roofslope and rafters

The details in respect of the rooflight to the roof of the new infill extension are acceptable. Whilst the details of the new rooflights to the existing pitched roofs are acceptable in terms of the profile of the windows and their relationship with the surrounding roof covering, we do not appear to have any detail of the relationship with the rafters to the roof structure. This should be supplied, in accordance with the approval which allows for the rooflights to be installed over the retained rafters.

Condition 8 – double glazed units, reveals, arches, sills, glazing bars

We have no detail of the insertion of the slim-line double glazed units to the retained original windows as the applicant appears to have provided details instead showing their entire replacement.

No detail of reveals, arches or sills is provided in respect of the new windows/openings.

Condition 9 – roofing and facing materials

The details submitted are acceptable in principle, but the applicant will need to provide a manufacturer's specification in each case- i.e. manufacturer's name, product name and colour. We also need details for the stone coping to the infill extension.

Condition 10 – hard landscaping material.

The detailed plan and the photograph of the material are acceptable in principle, but the applicant will need to provide a manufacturer's specification for the brick pavers- i.e. manufacturer's name, product name and colour.

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>

The
Electoral
Commission

You now need
photo ID to
vote at a
polling station

No ID? You can apply for free voter ID

Find out more at

electoralcommission.org.uk/voterID

or call 0800 328 0280