

From: Richard Merrick <richard@ecotecture.co.uk>
Sent: 10 April 2025 09:10:53 UTC+01:00
To: "Jo Saady" <jo@ecotecture.co.uk>
Cc: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: Re: FW: DM/24/2865 and 2866 - Dumbrells, The Platt, Cuckfield

Katherine

As Jo said we have made David aware of proposed conditions.
I can confirm the proposed conditions are fine.

Thank you.

We await your decision.

Kind regards,

Richard Merrick
Architectural Technician

ecotecture
ecological design

31 Sussex Road, Haywards Heath, RH16 4DZ
t: 01444 416745 m: 07899 978092
e: richard@ecotecture.co.uk
Ecotecture Ecological Design
www.ecotecture.co.uk

Ecotecture Ecological Design Ltd is registered in England and Wales. Registration no 11114542. Registered office:
Basepoint Business Centre, Suite 43, Little High Street, Shoreham by Sea, West [us-covid-19/](#)

Sussex, BN43 5EG. This e-mail and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed, the copyright of this email and its contents/attachments remain the property of Ecotecture Ecological Design Ltd. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Ecotecture Ecological Design Ltd. All drawings issued in editable electronic version, are intended solely for the purpose of consultancy work on the specific project referred to in the e-mail header and may not be redistributed/reused in any form. Please note that you may not, except with our written permission, use this electronic data outside of the remit described above as this is deemed infringement of copyright of Ecotecture Ecological Design Ltd. If you are not the intended recipient of this email, you must neither take any action based upon its contents nor copy or show it to anyone. Please contact the sender if you believe you have received this email in error.

On Wed, 9 Apr 2025 at 17:39, Jo Saady <jo@ecotecture.co.uk> wrote:
Hi Katherine,

We are just consulting with the client and will get back ASAP.

Kind Regards Jo

Joanna Saady Director

PG Dip (Arch) MSc (Energy Eff Bld) PG Cert (Cons) Arb RIBA IHBC
IHBC Trustee and South East Branch Chair



ecotecture
ecological design

31 Sussex Road, Haywards Heath,
RH16 4DZ

t: 01444 416745

m: 07787 561630

e: jo@ecotecture.co.uk

www.ecotecture.co.uk

Ecotecture Ecological Design Ltd is registered in England and Wales. Registration no 11114542. Registered office: Basepoint Business Centre, Suite 43, Little High Street, Shoreham by Sea, West Sussex, BN43 5EG. This e-mail and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed, the copyright of this email and its contents/attachments remain the property of Ecotecture Ecological Design Ltd. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Ecotecture Ecological Design Ltd. All drawings issued in editable electronic version, are intended solely for the purpose of consultancy work on the specific project referred to in the e-mail header and may not be redistributed/reused in any form. Please note that you may not, except with our written permission, use this electronic data outside of the remit described above as this is deemed infringement of copyright of Ecotecture Ecological Design Ltd. If you are not the intended recipient of this email, you must neither take any action based upon its contents nor copy or show it to anyone. Please contact the sender if you believe you have received this email in error.

On Wed, 9 Apr 2025 at 14:23, Katherine Williams <Katherine.Williams@midsussex.gov.uk> wrote:

Hi Jo,

Thank you for your email and the additional information.

Following this please see the below list of proposed pre-commencement conditions:

- No development shall be carried out unless and until details of materials and finishes to be used for external facing and roofing for the new dwelling, extensions and

alterations, 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 building for the future and to accord with Policies DP34 and DP35 of the Mid Sussex District Plan 2014 – 2031

- The development hereby permitted shall not commence unless and until full details of both hard and soft landscaping, to include details of proposed surfacing materials and of any new or altered fences, walls and gates, has been submitted to and approved in writing 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. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to preserve the special character of the area to accord with Policies DP26, DP34, DP35 and DP37 of the Mid Sussex District Plan.

- No development shall be carried out unless and until details of the PV slates to the new dwelling, including manufacturer's specification and detailed sectional drawings to show the slates in context of the surrounding slopes, 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 building for the future and to accord with Policies DP34 and DP35 of the Mid Sussex District Plan 2014 – 2031

- No development shall be carried out unless and until detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical examples of new windows, external doors, and eaves details including depth of reveals and glazing bars, have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To preserve the special character of the building for the future and to accord with Policies DP34 and DP35 of the Mid Sussex District Plan 2014 – 2031

- No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access to accord with policy DP21 of the Mid Sussex District Plan 2014 – 2031

- The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The extension and building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 – 2031.

- Archaeological Evaluation:

No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.

No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in (i) above, and any subsequent mitigation has been agreed.

The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report and/or an Updated Project Design for approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.

Reason: The site is of archaeological significance, and it is important that it is recorded by excavation before it is destroyed by development and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031 and para 221 of the NPPF.

Please let me know if these are acceptable.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477214

www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Jo Saady <jo@ecotecture.co.uk>

Sent: 08 April 2025 16:08

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>; Richard Merrick <richard@ecotecture.co.uk>

Subject: Re: FW: DM/24/2865 and 2866 - Dumbrells, The Platt, Cuckfield

Derar Katherine

Good to talk to you just now.

We agree to the eot of 25th April.

I confirm our conversation as the rooflights in question are already there, they are an existing opening already formed, so no new strucutral alterations proposed for their formation.

The new rooflights will therefore sit within the newly rebuilt roof structure of what will be former Dumbrells soon to be Somners, not above the rafters but rather within the roof structure.

I can confirm that the proposed rooflights would be installed flush, as conservation rooflight image below to give that lovely smooth line, no proud horrid sticky up bits!



I trust that assists.

Kind Regards Jo

Joanna Saady Director

PG Dip (Arch) MSc (Energy Eff Bld) PG Cert (Cons) Arb RIBA IHBC

IHBC Trustee and South East Branch Chair

31 Sussex Road, Haywards Heath,
RH16 4DZ
t: 01444 416745
m: 07787 561630
e: jo@ecotecture.co.uk
www.ecotecture.co.uk

Ecotecture Ecological Design Ltd is registered in England and Wales. Registration no 11114542. Registered office: Basepoint Business Centre, Suite 43, Little High Street, Shoreham by Sea, West Sussex, BN43 5EG. This e-mail and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed, the copyright of this email and its contents/attachments remain the property of Ecotecture Ecological Design Ltd. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Ecotecture Ecological Design Ltd. All drawings issued in editable electronic version, are intended solely for the purpose of consultancy work on the specific project referred to in the e-mail header and may not be redistributed/reused in any form. Please note that you may not, except with our written permission, use this electronic data outside of the remit described above as this is deemed infringement of copyright of Ecotecture Ecological Design Ltd. If you are not the intended recipient of this email, you must neither take any action based upon its contents nor copy or show it to anyone. Please contact the sender if you believe you have received this email in error.

On Tue, 8 Apr 2025 at 16:01, Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477214

www.midsussex.gov.uk



Working together for a better Mid Sussex



- **SAVE A TREE** Only print this email if absolutely necessary.

From: Katherine Williams

Sent: 07 April 2025 09:23

To: Jo Saady <jo@ecotecture.co.uk>

Subject: DM/24/2865 and 2866 - Dumbrells, The Platt, Cuckfield

Hi Jo,

Please see the attached email from Emily, which requires further detail regarding the proposed rooflights.

To allow this further information to be submitted and for the application to be determined in time I would like to request an extension of time to 25th April, please let me know if this is acceptable?

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477214

www.midsussex.gov.uk



Working together for a better Mid Sussex



- SAVE A TREE Only print this email if absolutely necessary.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.