

Planning Statement – Discharge of Conditions Application

Site: One Old Church Cottages, Church Lane, Horsted Keynes, West Sussex

Listed Building: Grade II Listed Cottage

Applicant: Guy Bowen

Local Planning Authority: Mid Sussex District Council

Application Reference: DM/25/2983

1. Introduction

This statement accompanies an application to discharge conditions attached to the approved planning permission and listed building consent for a modest side extension at **One Old Church Cottages**, a Grade II listed two-bedroom cottage within a conservation area in Horsted Keynes.

The site is also situated within the **Horsted Keynes Conservation Area**, where the character and appearance of the historic built environment are important considerations in the design and materiality of new development.

The approved development comprises a **small single-storey extension to provide a dining space and a bathroom**, designed to sit subservient to the historic cottage and to preserve the character and significance of the listed building.

This application seeks to discharge conditions 2 & 3 relating to the submission and approval of:

Condition 2: samples of facing materials and roofing finishes external facing materials and joinery details,

Condition 3: (i) typical examples of new external windows and doors to the extension. (ii) typical eaves details.

The submitted drawings, images and material information demonstrate that the proposed materials and detailing are appropriate to the historic character of the building and consistent with the approved scheme.

2. Site and Heritage Context

The property is a **Grade II listed traditional cottage**, forming part of the historic built environment of the area. The building is characterised by traditional materials and detailing typical of Sussex vernacular architecture.

The approved extension has been carefully designed to remain **modest in scale and sympathetic in materiality**, ensuring that the significance of the listed building is preserved in accordance with national and local heritage policies.

3. Timber Windows and Doors

Detailed drawings and images have been submitted showing the proposed **timber window and door joinery**.

The proposed windows and doors will be:

- Constructed from **painted timber or treated oak as detailed within application**
- Designed with **traditional slim profiles**
- Installed with **recessed positioning within the wall**
- Detailed to reflect **traditional cottage proportions**

These elements have been designed to ensure compatibility with the existing building fabric and to maintain the traditional character of the cottage.

4. Roof Tiles

The roof of the extension will be finished using **traditional clay roof tiles**, selected to complement the existing roof covering of the cottage.

The tiles will be:

- **Natural clay tiles**
- Of a colour and texture consistent with the existing roof
- Laid in a traditional manner to match the character of the host building

This approach ensures visual continuity between the historic structure and the new extension.

5. External Cladding

The proposed external cladding will be appropriate to the rural vernacular character of Sussex buildings, details as follows:

feathedge oak boards measuring 190x18mm,

- **Oak featheredge**
- Installed using traditional detailing with oak corner posts
- Fixed with copper nails every 400mm, top and bottom, pre-drilled
- Finished in a **plain, stained finish** appropriate to the setting

This material choice reinforces the subservient and sympathetic design of the extension.

6. Eaves Detail

The proposed extension will feature an **open eaves detail** designed to be sympathetic to the **character of the existing Grade II listed cottage** and the wider **conservation area**. The eaves will comprise exposed rafter feet, retaining the traditional form of the original building and avoiding boxed soffits, which are not characteristic of the property's historic style.

The roof construction will follow the existing vernacular, with **reclaimed clay tiles**, timber rafters, and a breathable roofing membrane. A **tilting fillet** will support the eaves course, and the membrane will be carefully dressed into a **half-round metal gutter**, ensuring discreet rainwater disposal without introducing modern fascia detailing.

This approach maintains the visual **heritage integrity of the roofline**, complements the existing proportions of the cottage, and aligns with **conservation area guidance** by retaining traditional roof and eaves detailing. The open eaves also allow for natural ventilation, consistent with traditional construction methods.

7. Brick Materials

Where brickwork is proposed, it will utilise **traditional brick materials selected to complement the existing cottage**.

The brickwork will:

- Match the **colour, texture and size** of the existing brick where possible
- Be laid in a **traditional bond**
- Brick used will be Forterra South Down Brick

This ensures that the extension integrates sensitively with the historic building fabric.

8. Conclusion

The submitted details demonstrate that the proposed **timber windows and doors, roof tiles, cladding and brick materials** are appropriate for the listed building and consistent with the approved extension design.

The materials and detailing have been carefully selected to ensure the development remains **sympathetic to the character and significance of the Grade II listed cottage**.

It is therefore respectfully requested that the Local Planning Authority **discharges the relevant conditions** attached to the approved planning permission and listed building consent.