

From: Katherine Andrews <kla.architects@gmail.com>
Sent: 25 June 2026 16:47:01 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Re: DM/26/0703 & 4 - Strouds, Church Lane, HK

Dear Anna,

I feel I have no option other than to accept your further request for an extension of time until Tuesday.

I called Emily's direct line immediately after our call but it went to voicemail and i have left a message to ask her to call me today - I am working till at least 6pm today.

Hopefully, we can get Emily's view on Monday if she is on annual leave tomorrow.

Kind regards,
Kate

Katherine Andrews RIBA
Chartered Architect & Director
klaarchitects
57 Penland Road
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tel: 07712 649562

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On Thu, 25 Jun 2026 at 16:07, Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

Dear Kate

As discussed, I do need to ask Emily for her advice on these points. I hope that you can resolve the matters raised.

I would like to request a short EOT for both applications to next Tuesday, 30.06.2026.

Please advise me by return email.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer

Development Management

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

From: Katherine Andrews <kla.architects@gmail.com>
Sent: 25 June 2026 14:30
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: Re: DM/26/0703 & 4 - Strouds, Church Lane, HK

Dear Anna and Emily,

Thank you for your comments. Please find our responses below in blue text;

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. [please see comments 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. Anna, you also received my email yesterday enquiring on this application together with details about the Ashdown bricks. We will ensure a suitable match either a blend from the FLBs or the Ashdown range and I will send photographs and confirmation of the bricks on email before works on site commence.

- 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.

Please can you call me with regard to the window details as before more drawings are produced it may be helpful to discuss options to understand the various criteria and priorities that would meet with your approval. (anna, I have left a voicemail on your phone but I'm not sure if you are working in the office today).

Ideally the windows should be set back 30mm into the cavity so as to prevent any cold bridging regardless of whether aluminium or timber framed so the external reveal will be 62mm where the thermally broken aluminium frame to the french windows and sidelights is proposed which is the residual to achieve the minimum setback in the cavity.

The French windows and sidelights could be aluminium with a external hardwood subframe and sill/ or just sill?

The Rationel Forma Plus windows are a hybrid aluminium and timber window (aluminium external and timber internal) with a concealed trickle vent detail and internal traditional style mouldings.

The 'Aura Plus' has square edges as opposed to Ovolo.

The trickle vents are a flush recessed touch panel internally...you can push and release each end of the trickle vent to help regulate the amount of air coming in and from outside they are totally invisible. The routing is done through the timber frame and the air circulates around the edge of the opening sashes.

Alternatively, I think a style with slim frames with 'cottage casements' closely matches the windows at Strouds. In timber the trickle vents could be concealed visually externally by a full width hood window drip detail which means the vented section is just routed through the head of the frame and would adhere to the requirements for ventilation.

Very open to discuss these options.

- 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. [Agreed](#)

- 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 the rainwater goods only require a small patch replacement to adjust the position of the swan neck and rainwater downpipe by about 300mm so as not to encroach on the new french windows and sidelights and after the conservatory has been demolished. The current rainwater goods for this elevation (and on the rear of the west building have uPVC with a heritage moulding on the swan necks and detailing so the proposed works to this section will be white uPVC to match.

The lengths along the front elevation will be replaced in painted metal.

Kind regards,

Kate

Katherine Andrews RIBA

Chartered Architect & Director

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On Wed, 24 Jun 2026 at 15:58, Anna Tidey <anna.tidey@midsussex.gov.uk> wrote:

Dear Kate

Please see the comments (below) that I have received this afternoon from Emily Wade for the above applications.

I wonder if you want to address the points raised/amend/submit any additional information ahead of my recommendation report writing?

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

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

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 24 June 2026 15:50
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>

Emily Wade Ma MSc

Conservation Officer

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