

Liz Mills

From: [REDACTED]
Sent: 07 January 2025 15:20
To: Tracie Axford
Cc: Luke Keenan
Subject: Re: DM/24/2829 37 Linden Avenue

Hi Tracie

It is very unfortunate as I know this can vary from Council to Council and other Councils do accept amendments, especially when we both agree on what these small amendments would entail, the drawings are amended already, and would just make the process quicker for everyone as we will just resubmit this tomorrow and eventually land on the Council's desk again anyway.

I understand it's a council policy, I was hoping we would find a quick and easy solution that can also save our client paying that additional fee and additional wait time to proceed with works.

If there is no other solution in this matter, then we wish to withdraw..

Kind regards,

George Cristea
Architect

Keenan Project Designs Ltd (RIBA & ARB)

[REDACTED]

As featured in *The Times* and *The Guardian*

AWARD WINNING COMPANY

2024 Global 100 Business Excellence Award - UK

2023 Biz X Top 5 Young Entrepreneur of the Year UK

2023 Build Best Architectural Services Company

2022–23 CorporateLiveWire Global Residential Architecture Firm of the Year

2022 Build Most Client-Focused Architectural Drafting Company Award

2021 SME Best Architecture Practice Award

2020 UK Enterprise Awards Best Residential Architecture Practice Award

2020 Build Best Residential Architecture & Interiors Practice Award

2020 Build Best Architecture & Project Management Award

2019 Pride of Rugby Small Business of the Year Finalist

2019 Build Ones to Watch Award

2019 Build Most Innovative Architectural and Interior Design Studio Award

2018 Build Best Architectural Interior Design Award

Subject: RE: DM/24/2829 37 Linden Avenue

Dear George,

Unfortunately it is simply not possible to accept any amended plans for this type of application. I understand that this is not the answer you are hoping for, but there is nothing further I can do. I am sharing with you this link to our website where it clearly states that once the application has been registered, it is not possible to make amendments to the application.

[Apply for Planning Permission - Mid Sussex District Council](#) – see Application Form 16

Application form: [16. Application for Lawful Development Certificate for a proposed use development](#) 

Application form for a proposal relating to a change of use or development to any premises other than a house is permitted development or lawful and therefore does not require the submission of a householder application.

You are advised that once an application for a Lawful Development Certificate under section 192 of the Town and Country Planning Act 1990 has been registered by the Local Planning Authority as a valid application, it is not possible to make amendments to the application. You are therefore advised to check carefully before submitting your application that you have set out clearly why you consider that the proposed development is lawful.

Please can you advise as soon as possible whether you would like to withdraw the application or it will be written up for refusal.

Kind Regards
Tracie

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Tracie Axford BSc (Hons) MSc
Planning Officer – Enforcement
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
01444 477325
tracie.axford@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex

From: George Cristea <George@kpd ltd.com>
Sent: 07 January 2025 14:35
To: Tracie Axford <Tracie.Axford@midsussex.gov.uk>

Subject: Re: DM/24/2829 37 Linden Avenue

Hi Tracie

Given that you emailed Awwal on the 2nd and with the short time we had to amend the drawings, we have made the changes required so the project complies with PD rights, drawing attached. Could you please use these drawings to decide the application?

If its withdrawn or refused our client will have to pay again so please be considerate in this instance as we have changed it so quickly and the project should now comply.

Kind regards,

George Cristea
Architect

Keenan Project Designs Ltd (RIBA & ARB)

As featured in *The Times* and *The Guardian*

AWARD WINNING COMPANY

2024 Global 100 Business Excellence Award - UK

2023 Biz X Top 5 Young Entrepreneur of the Year UK

2023 Build Best Architectural Services Company

2022–23 CorporateLiveWire Global Residential Architecture Firm of the Year

2022 Build Most Client-Focused Architectural Drafting Company Award

2021 SME Best Architecture Practice Award

2020 UK Enterprise Awards Best Residential Architecture Practice Award

2020 Build Best Residential Architecture & Interiors Practice Award

2020 Build Best Architecture & Project Management Award

2019 Pride of Rugby Small Business of the Year Finalist

2019 Build Ones to Watch Award

2019 Build Most Innovative Architectural and Interior Design Studio Award

2018 Build Best Architectural Interior Design Award

Subject: RE: DM/24/2829 37 Linden Avenue

Dear George,

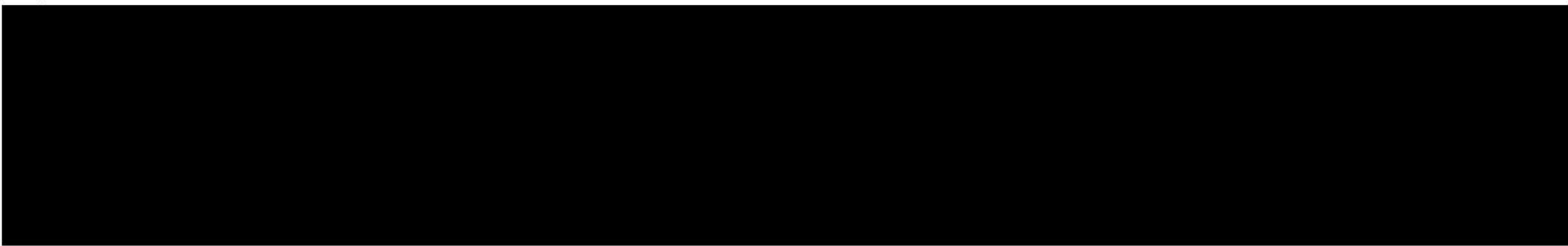
Thank you for your email below. Unfortunately, as this application is for a Lawful Development Certificate, we are not allowed to accept any amendments to the submitted plans which leaves us with only 2 options. Either the application is withdrawn, or I will need to issue a refusal for the application.

Kind regards
Tracie

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Tracie Axford BSc (Hons) MSc
Planning Officer – Enforcement
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
01444 477325
tracie.axford@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex



Subject: Re: DM/24/2829 37 Linden Avenue

Hi Tracie

Would we be able to agree to an extension of time and amend the drawing to comply with PD rights?

From our end, amending the drawings would only take a few days. Please let me know if this would be an option.

Kind regards,

George Cristea
Architect

Keenan Project Designs Ltd (RIBA & ARB)

📞: 07858 564 937

☎: 0800 233 5787

As featured in *The Times* and *The Guardian*

AWARD WINNING COMPANY

2024 Global 100 Business Excellence Award - UK

2023 Biz X Top 5 Young Entrepreneur of the Year UK

2023 Build Best Architectural Services Company

2022–23 CorporateLiveWire Global Residential Architecture Firm of the Year

2022 Build Most Client-Focused Architectural Drafting Company Award

2021 SME Best Architecture Practice Award

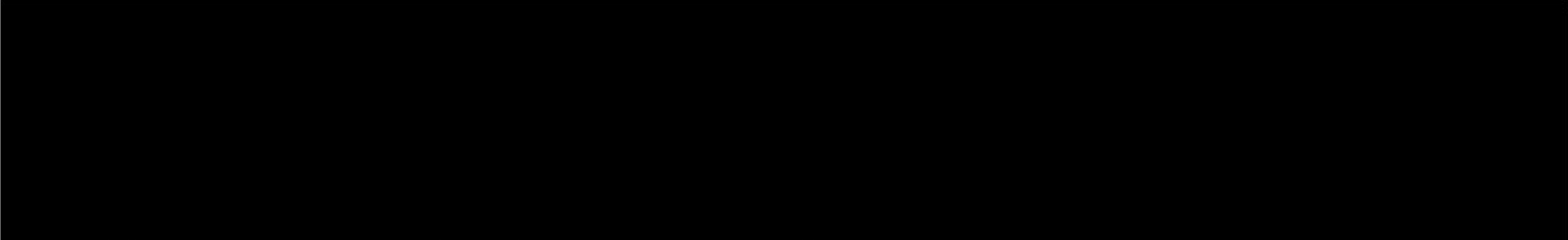
2020 UK Enterprise Awards Best Residential Architecture Practice Award

2020 Build Best Residential Architecture & Interiors Practice Award

2020 Build Best Architecture & Project Management Award

2019 Pride of Rugby Small Business of the Year Finalist

2019 Build Ones to Watch Award



Subject: FW: DM/24/2829 37 Linden Avenue

Dear George,

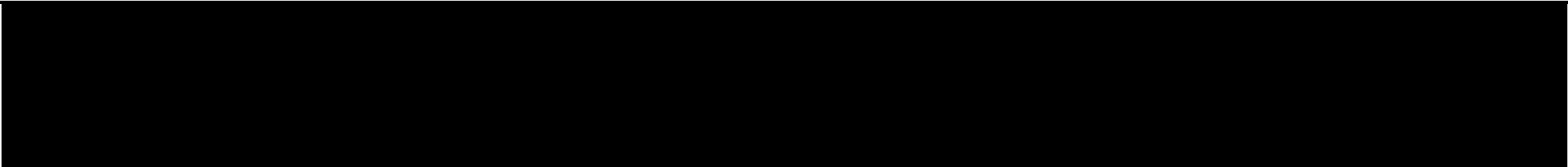
As per our recent conversation, please find below the email trail regarding this application. Unfortunately the plans do not meet the requirements for permitted development due to the width of the side extension and the height of the rear extension. As you can see below, Chantel sent me an email through earlier today requesting that the application is withdrawn. Please can you confirm that this is the case.

Kind Regards
Tracie

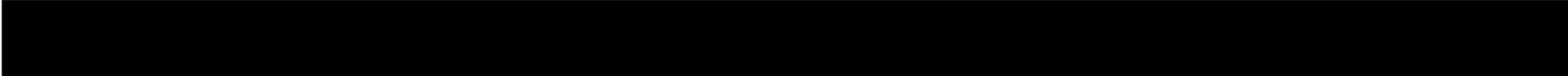
Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Tracie Axford BSc (Hons) MSc
Planning Officer – Enforcement
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
01444 477325
tracie.axford@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex



Subject: Re: DM/24/2829 37 Linden Avenue



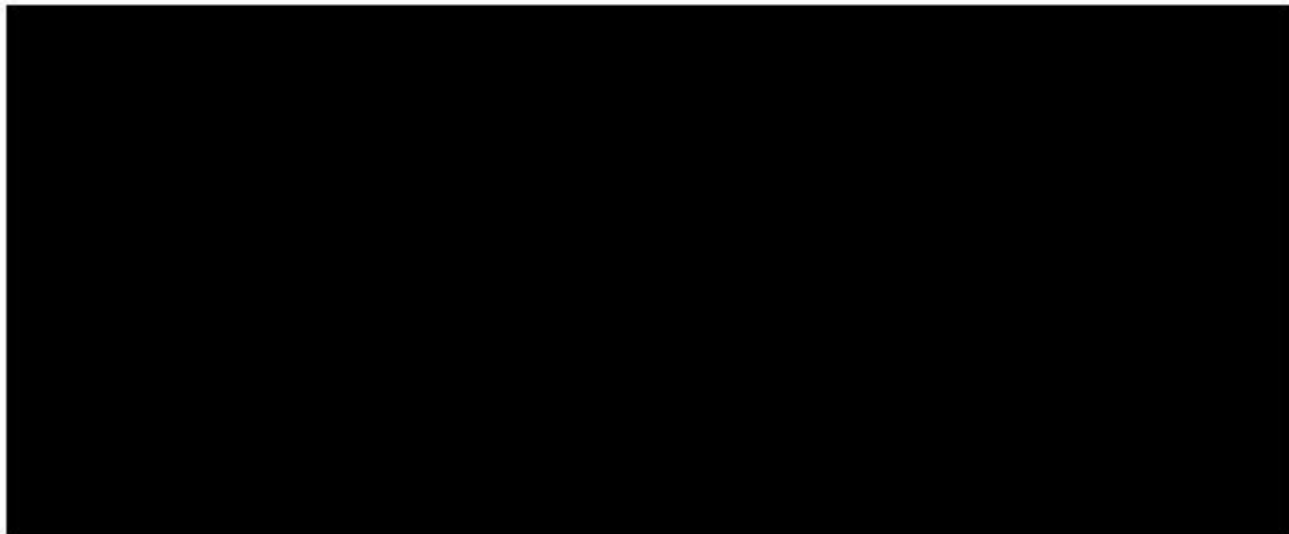
Hi Tracie,

Could we withdraw the application please.

Thank you.

Kind regards,

Chantel Farrell
Office Manager
Keenan Project Designs Ltd (RIBA & ARB)



As featured in Grand Designs, The Times and The Guardian

AWARD WINNING COMPANY

2025 Global 100 Business Excellence Award - UK
2024 Global 100 Business Excellence Award - UK
2023 Biz X Top 5 Young Entrepreneur of the Year UK
2023 Build Best Architectural Services Company
2022–23 CorporateLiveWire Global Residential Architecture Firm of the Year
2022 Build Most Client-Focused Architectural Drafting Company Award
2021 SME Best Architecture Practice Award
2020 UK Enterprise Awards Best Residential Architecture Practice Award
2020 Build Best Residential Architecture & Interiors Practice Award
2020 Build Best Architecture & Project Management Award
2019 Pride of Rugby Small Business of the Year Finalist
2019 Build Ones to Watch Award
2019 Build Most Innovative Architectural and Interior Design Studio Award
2018 Build Best Architectural Interior Design Award

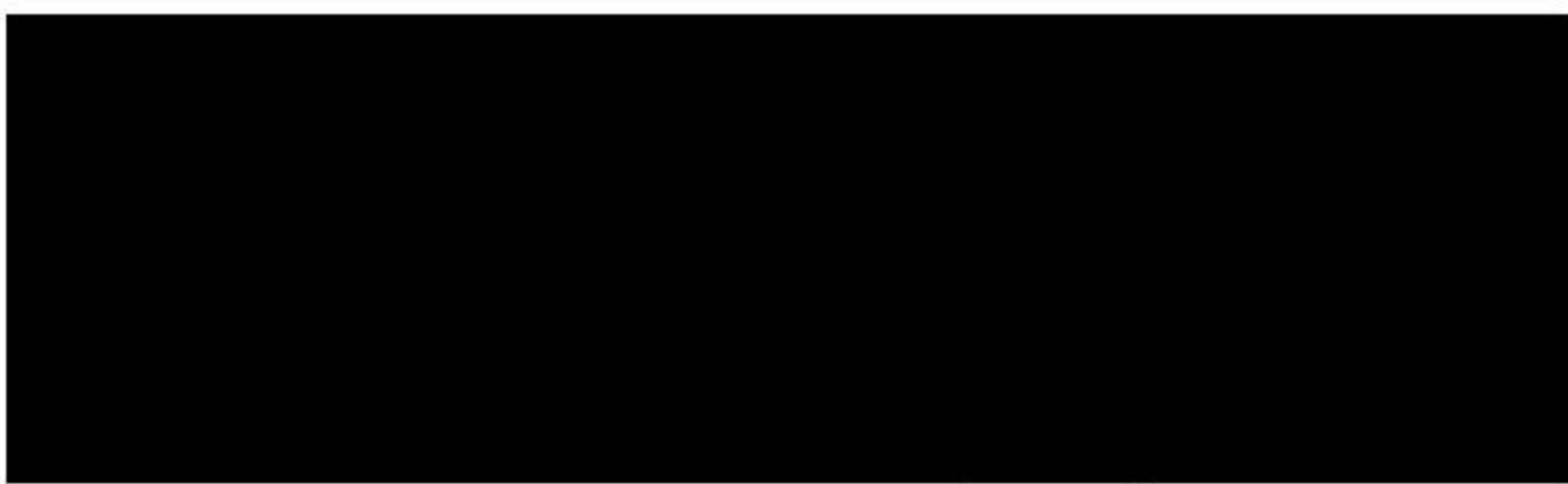


Subject: RE: DM/24/2829 37 Linden Avenue

Dear Chantel,

The out of office reply from Awwal Kazeem did not state how long he would be away for. In the event that he will be away long term, please can you respond to the email below.

Kind Regards
Tracie



Subject: RE: DM/24/2829 37 Linden Avenue

Dear Awwal Kazeem,

I am writing to you with reference to your recent application for a Lawful Development Certificate for proposed works to 37 Linden Avenue.

Unfortunately, as it currently stands the proposal appears to consist of development that is not permitted development when assessed against the Town and Country Planning General Permitted Development Order 2015. The relevant sections are quoted below:

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

- (i) exceed 4 metres in height,*
- (ii) have more than a single storey, or*
- (iii) have a width greater than half the width of the original dwellinghouse;*

I will therefore have to refuse the application unless withdrawn, and planning permission will be required. Please confirm if you would like to withdraw your application by 7th January otherwise it will be written up for refusal.

Kind Regards
Tracie Axford

Tracie Axford BSc (Hons) MSc
Planning Officer – Enforcement
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
01444 477325
tracie.axford@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex

From: Tracie Axford
Sent: 27 November 2024 11:07

Subject: DM/24/2829 37 Linden Avenue

Dear Awwal Kazeem,

I am writing to you with reference to your recent application for a Lawful Development Certificate for proposed works to 37 Linden Avenue.

As the case officer allocated to this application, I would like to arrange a time to make a site visit to make a site assessment. Please can you advise when I suitable time would be?

If you have any further questions relating to this application, then please get in touch.

Kind Regards
Tracie

Tracie Axford BSc (Hons) MSc
Planning Officer – Enforcement
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
01444 477325
tracie.axford@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex

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.

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.