

Mid Sussex District Council  
Planning Department  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

4<sup>th</sup> March 2025

Dear Sir/Madam,

**Reference: Discharge of Conditions 3, 4, 5, 6, 7, 8 and 10 pursuant to Planning Permission DM/22/1616 for 'Erection of 1 no. detached, two storey dwelling house with timber framed detached, two storey garage, including new access and entrance gates (amendments to implemented planning permission DM17/0948 [as extended by DM/20/3713])'.**

**Site Address: Land East of Hurst Wickham Barn, College Lane, Hurstpierpoint**

The Site benefits from Planning Permission for the above detailed development, which was granted by Mid Sussex District Council (MSDC) on 2<sup>nd</sup> August 2022 (reference DM/22/1616). There is an implemented permission for a new house on this plot (see application DM/20/3713, and confirmed as lawful commenced by lawful development certificate application DM/21/0994).

This current application seeks to discharge 7 (seven) of the pre-commencement conditions listed on the decision notice for planning application DM/22/1616).

This discharge of condition application has been submitted online via the Planning Portal under reference **PP-13827058** and it includes the Application Form, relevant supporting documentation, and this covering letter which acts as Planning Statement for the submission.

Please therefore find enclosed details submitted for the discharge of the planning conditions as listed below:

Condition 3

**No development shall be carried out unless and until samples/a schedule of materials and finishes to be used for external facing and roofing materials of the proposed house and garage have been submitted to and approved 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**

#### Condition 4

**Prior to the commencement of construction, a sample brickwork panel to be prepared to show brick, bonding pattern, colour and style of pointing shall be submitted (on site) and approved 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**

For conditions 3 and 4 the Applicant has advised us as follows:

All construction work will be undertaken by tradesmen qualified to work with the material specified. All works will be carried out in accordance with current codes of practice and conform to the relevant British Standards.

- Brick: HG Matthews Light Multi. To main house and garage including plinth and chimneys. BOND to be FLEMISH. <https://www.hgmatthews.com/machine-made-bricks/light%20multi>
- Pointing: Heritage Mortar: THE HERITAGE RANGE, NHL5. Colour: Morestead 3mm <https://www.thelimecentre.co.uk/products/lime-mortar/>

[Photographs of the brick samples and pointing are enclosed, panel for inspection on site.]

- Stone: Syreford Cotswold Limestone.  
[A photograph of the stone sample is enclosed.]
- Windows: Painted hardwood with Slimlite double-glazing panels.
- External Doors: Painted hardwood with Slimlite double-glazing panels.
- Tiled Roof: Handmade Roof Tiles by Tudor Tiles, to House and Garage  
*Tudor Tiles 'Rustic Red' (50%)-Tudor Tiles 'Red Antique'(25%)-Tudor Tiles 'Medium Antique'(25%)* [Photographs of the roof tile samples obtained are enclosed.]
- Flat Roof: Sarnafil Single Ply Membrane to central sunken flat roof to main roof and roof to bay window and orangery, hidden behind brick parapet.  
<https://gbr.sika.com/en/construction/roofing/flat-roof-productsandsystems/single-ply-roofing/single-ply-flat-roofing.html>
- Rainwater goods: Alumasc Heritage black powder-coated cast aluminium 125mm half-round guttering and 100mm diameter downpipes with plinth off-set pipes. Hoppers will be Alumasc Heritage black powder-coated cast aluminium rectangular hoppers.

Condition 5

**Prior to the commencement of construction detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical examples of windows to house and garage, including roof lantern. Your drawings should include details of depth of reveal, sill profile and glazing bar section shall be submitted and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with such details.**

Condition 6

**Prior to the commencement of construction detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical examples of external doors to house and garage shall be submitted and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with such details.**

Condition 7

**Prior to the commencement of construction detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical eaves and parapet details including cornicing as appropriate shall be submitted and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with such details.**

Condition 8

**Prior to the commencement of construction detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes of the front and side porch/porticos shall be submitted and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with such details.**

With respect to specific requirements of Conditions numbered 5, 6, 7 and 8 please find attached drawings numbered 5001-5009 (inclusive), which provide window & roof lantern details, external door details, eaves & parapet details, and portico details. We trust that this will be found to be acceptable in accordance with the terms of these pre-commencement conditions.

Condition 10

**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 method of access to the site during construction, 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.**

With respect to Condition 10, we herewith submit a Construction Management Plan (dated January 2025), which provides details that we consider to be satisfactory to satisfy the requirements of this condition.

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On the basis of the enclosed information, we trust that MSDC can confirm that Planning Conditions numbered 3-8 (inclusive) and 10, as detailed above and pursuant to planning permission DM/22/1616 have successfully been met in full, and can be confirmed as formally discharged.

Please note, a separate Discharge of Condition application will be imminently submitted to the District Council in respect of the one remaining pre-commencement condition (no.9 - proposed foul and surface water drainage and means of disposal), which is not covered by this submission.

If you wish to discuss this submission, please do not hesitate to contact us on 01273 780463 or 07818 061220.

Yours sincerely,

Rodway Planning Consultancy Limited