

REV – A (22.09.2026)

HAPA Architects Ltd
11 The Old Steine,
Brighton, BN1 1EJ

Mid Sussex District Council,
Oaklands,
Oaklands Road,
Hayward Heath,
West Sussex, RH16 1SS

Letter for the discharge of planning condition for the following application and property
as stated below:

Planning Ref: **DM/26/1502 - VARIATION OF CONDITION NO 2 TO PLANNING
APPLICATION DM/23/3181 TO ALLOW FOR DESIGN CHANGES**

For proposed works at:

Address: **LAND TO THE REAR OF 2 KEYMER ROAD, HASSOCKS, WEST
SUSSEX, BN6 8HA**

Description: Proposed single storey residential dwelling, to the rear of 2 Keymer Road.
Amended site and location plan rev E received on 06.03.2024.

Date: September 2026
Ref 0404_COND LETTER

Dear Sir/Madam,

Overview

This is a Covering Letter written for the conditions sign-off for the above Planning Permission. To be
read with attached documents and drawings.

This has been drafted to provide requested information for conditions: 3, 4, and 5.

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Planning Condition 3

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall provide for the parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, and storage of plant and materials used in constructing the development. The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Please find attached Construction Method Statement (CMS).

Planning Condition 4

No development above ground floor slab level shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and samples.

The proposal is to use a small material palette of natural, high-quality materials and finishes, as deemed appropriate with the surrounding residential architecture, and to sit peacefully in its natural environment. Materials as listed below, (locations as per approved elevation drawings):

1. Brick: Copenhagen Grey Scratched by Imperial Bricks
2. Roof: Reconstituted slate tiles/fibre cement tile
3. Timber Cladding: Themowood cladding
4. Windows to be dark grey aluminium clad timber windows

Sample images below:

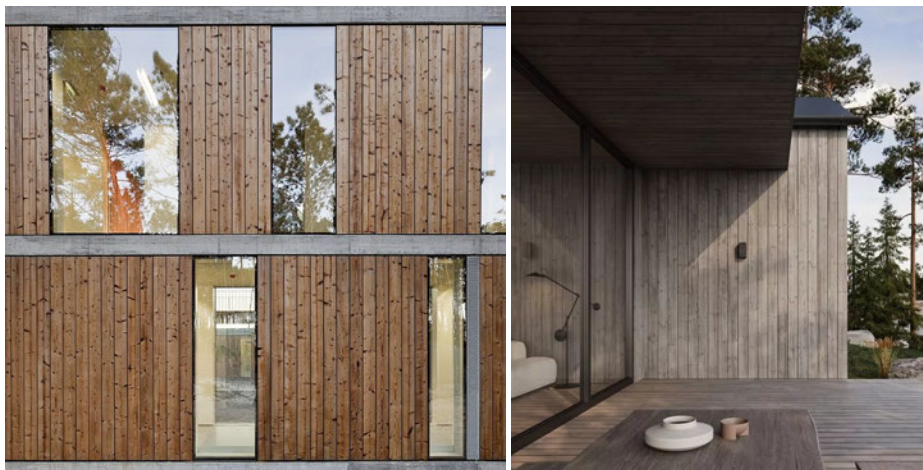


(1) Brick

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(2) Reconstituted slate tiles/fibre cement



(3) Timber cladding



(4) Windows

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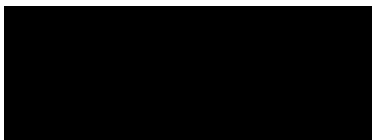
Planning Condition 5

No development above ground floor slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include replacement trees and hard surfacing materials. The hard and soft landscaping works shall be carried out in accordance with the approved details before the dwelling hereby permitted is first occupied or in accordance with an implementation programme that has previously been submitted to and approved in writing by the local planning authority. Any trees or shrubs which within a period of 5 years from the completion of the 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.

Please find attached landscape plan (0404 110-Landscape Plan)

Do let us know should you require any further information.

Yours faithfully,



Stuart Paine
Hapa Architects Ltd,
On behalf of applicant