

BakerBrown



Planning Conditions

Project

Full restoration and conversion of a Grade II listed former stable outbuilding and attached cart-shed into new dwelling accommodation.

Site Location

Brook Farm,
Brook Street,
Cuckfield,
West Sussex,
RH17 5JJ

Date

June 2025

Revision

-

Introduction

This document collates a series of pre-commencement planning conditions being submitted for a approval for application: (AMENDED PLANS RECEIVED 13.04.2023) PROPOSAL TO CONVERT THE GRADE II LISTED OUTBUILDING INTO RESIDENTIAL ACCOMMODATION AS A SINGLE TWO BEDROOM DWELLING, WITH NEW OPENINGS, UPGRADED INSULATION AND NEW WEATHERBOARDING. TO AMEND THE LANDSCAPE TO FORM A SUNKEN PRIVATE TERRACE.

There are two separate approvals for the same scheme:

DM/22/2141 - Standard Application

DM/22/2142 - Listed Building Consent

All of the Listed Building Conditions are also included within the Standard Application therefore have been included in one single document. On the right hand side are listed the pre-commencement conditions which require approval .

Conditions Included in this document

- Condition 3 (Listed Building Condition 2)
- Condition 4 (Listed Building Condition 3)
- Condition 5 (Listed Building Condition 4)
- Condition 6 (Listed Building Condition 5)
- Condition 7 (Listed Building Condition 6)
- Condition 8 (Listed Building Condition 7)
- Condition 9 (Listed Building Condition 8)
- Condition 11
- Condition 13
- Condition 15 (This is the same as condition 9)
- Condition 17
- Condition 21

The Conditions to be submitted at a later date:

- Conditions 12, 14,

The Conditions with no information required pre-commencement:

- Conditions 1, 2, 10, 16, 18, 17, 20

Condition 3

(Listed Building Condition 2)

No development shall be undertaken until samples of materials and finishes to be used for external walls and roofs of the building, including replacement roof tiles, have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Response

We have set out all of the specified external wall and roof materials on this page.

Roof Material 01

Reused roof tiles from the original roof. The exact quantity of tiles that will be in a good enough quality to reuse will not be known until they have been carefully deconstructed.

Roof Material 02

Keymer Kent Peg Antique

Wall Material 01

The external timber cladding will be 200mm British Larch Feather edge horizontal cladding by Vastern Timber.

Wall Material 02

The small amount of low level plinth brick slips will be:
Vandersanden Old Farmhouse Blend
Red/brown tumbled brick.
Mortar: Beige tone lime render



Roof Material 01



Roof Material 02



Wall Material 01



Wall Material 02

Condition 4

(Listed Building Condition 3)

Condition 4

No development shall be undertaken until detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical examples of new windows and internal and external doors including depth of reveal, typical eaves detail to each element of the building (stables, cartshed and granary), platform and steps to the rear of the building, new floor finishes throughout the building including the retained original floor boards within the granary and their relationship with any new flooring to this area, including within the new bathroom, have been submitted to and approved by the Local Planning Authority.

Response

A pack of plan and section detail drawings has been provided with this document. We have signposted to each of the items below to make it easier:

New Windows and Doors

These are shown in multiple detail drawings and the elevations (1490_BB_DA_0200-0203). The specification for each is below:

Windows

- Slim crittall aesthetic traditional windows.
- Duration Windows - The Royal Stepped Window
- Outward Opening Side Hung Casement Windows
- 18mm deep
- Black finish

Doors

- Slim crittall aesthetic traditional doors.
- Duration Windows - Heritage Doors
- Black finish

Eaves

Details provided in 1490_BB_DA_2003 & 2003

Platform and steps

Drawing Provided 1490_BB_DC_0001

New Floor Finishes

- Polished Concrete 1490_BB_DD_2001
- Original Floorboards 1490_BB_DD_2007 & 2008
- New engineered timber 1490_BB_DD_2004
- New tile 1490_BB_DD_2007 & 2008 (same detail as above)

Condition 5

(Listed Building Condition 4)

Condition 5

No development shall be undertaken until detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, to show the method of insulation and external and internal finishing of walls, floors and roofs to each element of the building (stables, cartshed and granary) have been submitted to and approved by the Local Planning Authority. The drawings should indicate the relationship of new work with retained historic fabric and should include details of the manner in which the timber frame to the walls and roof of the building will be retained exposed in each case.

Response

A pack of plan and section detail drawings has been provided with this document. These drawings show the areas noted above. A summary of the strategy is:

- Retain the existing frame and repair as required (see structural engineers information). Wrap this externally with insulation and re-clad externally. Internally expose as much of the original frame and features as possible.
- Add a new ply sheathing layer around the outside of the existing frame.
- This sheathing layer will create a continuous surface to add a Vapour Control Layer then fix 140mm of breathable wood fibre insulation. A continuous breather membrane will wrap around the outside of the insulation.

- There will then be horizontal and vertical battens to create a minimum 50mm ventilation zone then horizontal feather edge external timber cladding on the walls and clay peg tiles to the roof.
- Internally between the existing timber frame will be a battened out services void with internal savolit wood wool board layer with breathable lime based plaster internal finish.
- Externally below DPC XPS insulation will be used with an external layer of brick slips.
- The existing floor will be removed and new slab installed with insulation layer above then internal finishes as described in Condition 4. The existing timber floorboards in the granary will be carefully removed, repaired as necessary and reinstalled in what is now the northern bedroom.
- The existing feed hatch will be retained in the wall between the lobby and the bathroom.

Conditions 6 & 7

(Listed Building Conditions 5 and 6)

Condition 6

No development shall be undertaken until a detailed schedule of works for the repair of, and any necessary treatments to, the timber frame of the building to include as appropriate framing drawings (elevations and sections), and details of materials and methodology, and making clear the impact on the historic fabric of any interventions required have been submitted to and approved by the Local Planning Authority.

Condition 7

No development shall be undertaken until a detailed method statement for the works to support and strengthen the foundations of the building including how the framing is to be supported during the works and highlighting any impact on the historic fabric of the building, including the existing masonry plinths and piers have been submitted to and approved by the Local Planning Authority.

Response

A pack structural information has been provided with this document.

Condition 8

(Listed Building Condition 7)

No development shall commence until detailed existing and proposed elevational and sectional drawings, at an appropriate large scale, to show the internal fit out of the new bathroom, including the positioning of any new fittings and wall finishes in relation to the timber framing of the structure, have been submitted to and approved by the local Planning Authority.

Response

Internal room layout drawings have been provided with this document.

1490_BB_DA_7001_Room Layout_L0-04 Bathroom

Condition 9

(Listed Building Condition 8)

No development shall commence until details of the position, size, materials and appearance of any new external vents and/or pipework to the elevations of the building associated with the new kitchen and bathroom have been submitted to and approved by the local Planning Authority.

Response

External elevations have been provided with this document. There are four external vents noted with two types.

01 - Kitchen Extractor Vent Tile (Type A)

02 - Bathroom Extractor Vent Tile (Type A)

03 - Boiler flue (Type B)

04 - Wood burning stove flue (Type B)

Type A - Vent tile

Vented tile by Spicer tiles or similar. Tiles to match those specified. Link to example set: <https://spicertiles.co.uk/product/vented-tile-set/>

Type B - Flue

Black metal vertical flue for the boiler and the wood burning stove. Height and location set in line with building regulation requirements.



A - Vent tile



B - Black metal flue

Condition 11

No development shall take place unless and until the full details of both hard and soft landscaping has been submitted to and approved in writing 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.

Response

Two plans have been provided detailing the hard a soft landscaping.

1490_BB_DA_9000_ExternalWorks_Site

1490_BB_DA_9001_Biodiversity Enhancement Strategy

The hard Landscape elements are:

01 - Gravel To Drive
White stone to match existing surface

02 - External Paving
Vandersanden Old Farmhouse Blend
Red/brown tumbled brick.
Mortar: Beige tone

03 - External Wall
Vandersanden Old Farmhouse Blend
Red/brown tumbled brick.
Mortar: Beige tone



01 Gravel to drive



02 Brick pattern



02 Brick for external paving and wall

Condition 13

No conversion works shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter. Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Response

The Biodiversity Enhancement Strategy is set out below and is to be read with the accompanying drawing 1490_BB_DA_9001_Biodiversity Enhancement Strategy.

The client and design team are keep to protect and enhance the local natural habitats. There are five main measures which have been considered to maintain and improve the situation for Protected and Priority Species.

1. Design

The fundamental design aims to minimise any impact to the surrounding gardens outside of the building fabric itself.

2 Planting

A detailed description of the planting locations and selection of species has been provided in drawing 9001. This focuses on the use of a variety of native species that will attract pollinators and insects.

3. Bird Box

An appropriate bird box will be supplied in location shown on the plan.

4. Bat Box

The more detailed information on bats will be provided for Condition 12. Regardless of this, an appropriate bat box will be supplied n the location shown on the plan.

5. Log pile

An appropriate log pile will be added and maintained to provide a habitat for hedgehogs and insects. The location is shown on the map.

The initial aftercare and long-term maintenance will be undertaken by the Clients. This will require as a minimum, annual conditions checks on items 2-5 to ensure they are still appropriate for their intended purposes. This is to be undertaken at a time of the year when any potential wildlife would not be disturbed.

Condition 17

A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate plans so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Response

Only wall fitted downlights have been selected. The location of the three external lighting locations have been provided on the supplied plan:

1490_BB_DA_9001_Biodiversity Enhancement Strategy

The ambition has been to provide as few fixtures as possible, with only three proposed where it is required for access visibility and safety.

Having consulted the SDNP Technical Advice Note the specification below has been selected.

- External Wall Mounted LED Light IP65 Rated. PIR Compatible. (or similar and approved)
- Product: Deko-Light CAN Outdoor Wall Lamp
- Finish: Matt Blac
- Lamp: Lamp provided to be to manufacturers recommendation and approved by architect.
- Product Code: 10042562
- Supplier: Deko Light

The key elements of the design which ensure compliance and minimal impact are:

- A small and discrete lighting fixture.
- Downward light direction only.
- Fully shielded to avoid light spilling upwards.
- PIR sensor to ensure light only come on when required and with a timer so that the light will turn of automatically.



Condition 21

No development shall commence until a Sustainability Statement, demonstrating how the development will be efficient in its use of energy, water and drainage has been submitted to and approved by the local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Response

A Sustainability Statement has been provided with this document:

1490_BB_DA_3002_Sustainability Statement

Contact

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