# Seven Chimneys / Grove Cottage
# Cagefoot Lane, Henfield, West Sussex BN5 9HD

Full planning application: DC/21/2333

Related listed building consent: DC/21/2334

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## Submission to discharge Planning Conditions

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Author:

**Paul Seaton**

[redacted]

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# Purpose and scope

Following a conversation with Tamara Dale, this document contains the requested evidence to satisfy the Planning Conditions for planning application: DC/21/2333.

This document sets out the works undertaken in connection with the subdivision of Seven Chimneys into two dwellings and the associated single-storey extension. It is intended to support consideration of Conditions 2–5 of the full planning permission, as it is understood that the remaining conditions do not require formal submission.

The property is Grade II listed. The main historic fabric has been retained; the extension to Property 2 has been finished as a visually distinct but complementary addition. References to the Conservation Officer's correspondence are included as supporting evidence and should not be mistaken for a formal discharge of a planning condition.

## Property references

| Property 1 | Property 2 |
| --- | --- |
| Grove Cottage — the former stable-block element | Seven Chimneys — the original principal dwelling with the new rear extension.. |

# Condition 2:  Commencement of development

The development was commenced in 2022 and the works have progressed to the completed subdivision and extension shown in the accompanying photographs. This statement is provided as evidence that the development was begun within the commencement period required by the permission.  Further evidence can be obtained from Building Control who have visited the site throughout the build.

# Condition 3: External materials and finishes

The only substantial new external building element arising from the subdivision is the single-storey extension to Property 2 (Seven Chimneys). The external appearance of Property 1 (Grove Cottage) has remained materially unchanged.

The completed extension therefore uses a coordinated palette of dark grey cladding, frames and metalwork alongside traditional clay tiles, distinguishing the new addition from the listed building without competing with its character.

### Extension construction and finishes

| Element | As-built description |
|---|---|
| Construction | Structural insulated panels (SIPs), as envisaged in the approved building design. |
| Roof | Heritage clay roof tiles, matching the main building. The originally proposed slate finish was replaced following discussions with the Conservation Officer. |
| External walls | Vertically fixed Thermowood cladding, 145 mm boards, MW-2 profile, anthracite / dark grey finish. |
| Fascias, soffits and rainwater goods | Aluminium fascias, soffits, half-round gutters and downpipes, colour matched to RAL 7021 (black grey). |
| Windows and external doors | Mettherm AG210 thermally broken metal-framed units, powder-coated RAL 7021 (black grey), as specified in Mettherm job 2254, specification drawings 2254-SPEC1/2. |

All external finishes were discussed with and approved by Sean Rix (Conservation Officer):

- In correspondence dated 5 March 2024, Seán Rix (Conservation Officer) confirmed that a timber-boarded finish to the extension was acceptable. On 11 June 2024, following submission of the proposed Thermowood board profile and anthracite finish, he confirmed that the proposed product could be used. His correspondence also records the earlier agreement to use Heritage clay roof tiles in place of slate.
- On 4 October 2024, the proposed aluminium soffits, fascias and rainwater goods, together with photographs of the eaves and verge treatment, were referred back to Seán Rix. He responded that the work could proceed.
- This correspondence can be provided if required.





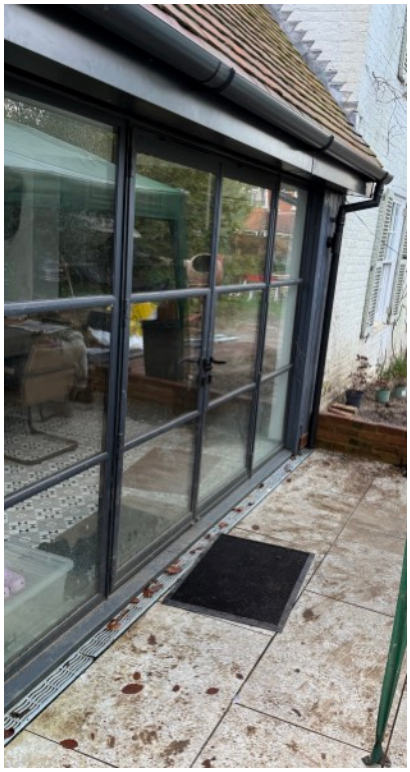
Appendix A provides further evidence relating to this condition.

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Further details of the external **cladding** used can be seen at: https://millworks.co.uk/thermowood-cladding/



**Windows and doors** for extension were provided by Mettherm. Copies of specification have been provided to Building Control and can be provided if required.





**Roof tiles** used can be seen at: https://www.roofingoutlet.co.uk/products/heritage-clay-plain-roof-tile-conservation-weathered



**Aluminium fascias, gutters and downpipes** used can be seen at: https://alugutter.co.uk/collections/traditional-circular-aluminium-downpipes

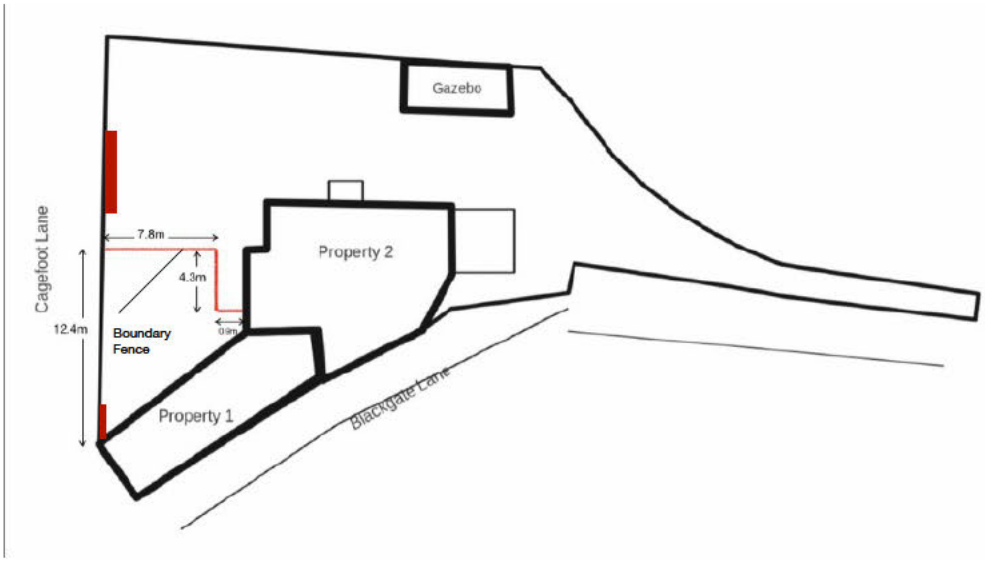






# Condition 4: Hard and soft landscaping

The landscaping has been implemented around the two separate properties, retaining the established garden character, principal trees and existing boundary planting. No trees were removed as part of the building works.




*Boundary Plan of both properties*

## Property 1 — Grove Cottage

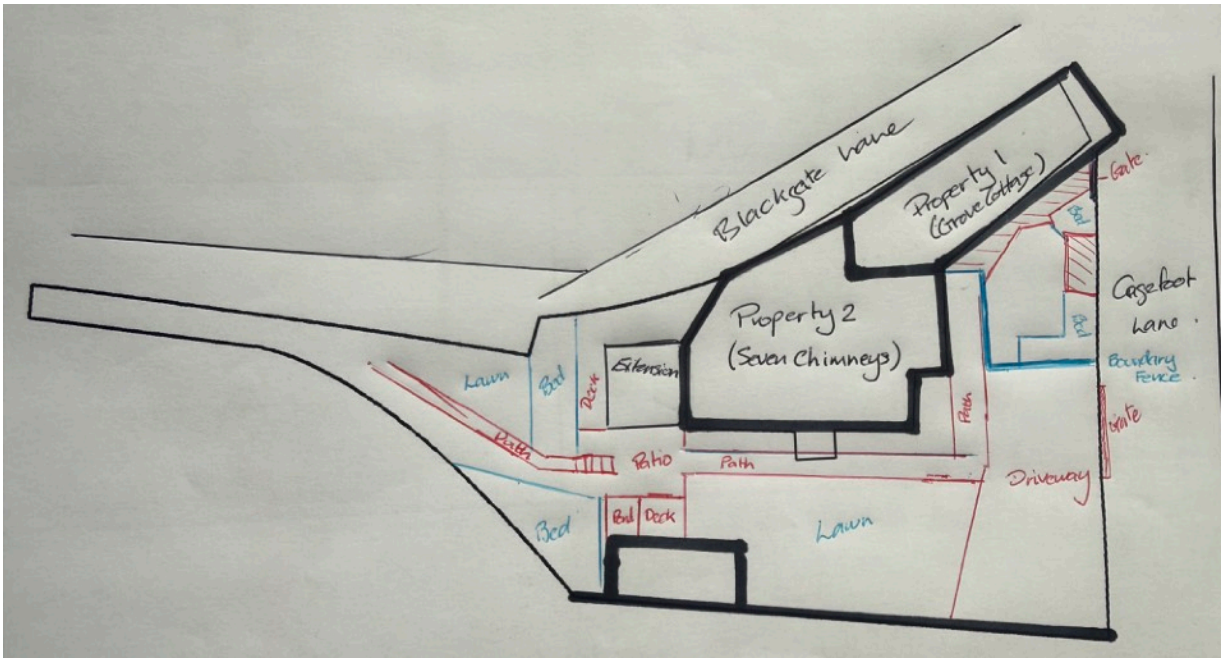
The external appearance and established garden planting of Property 1 have been retained. A fence was erected to define the garden boundary following subdivision. The fence is shown in red on the above plan. An access gate was formed in the existing boundary wall in the location shown in the planning proposals. Existing trees, shrubs and other established landscaping have been retained.





## Property 2 — Seven Chimneys

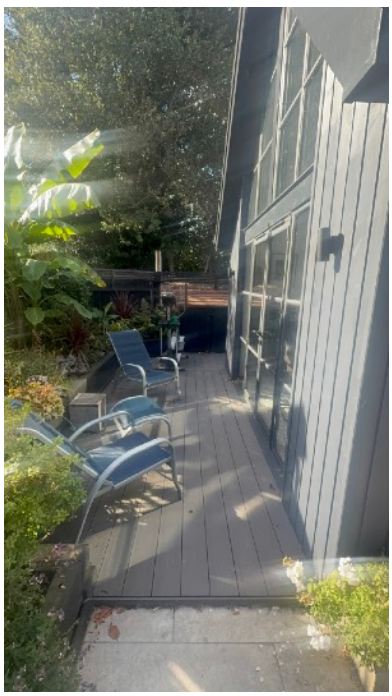
The annotated garden plan below identifies the division between the two properties, the principal existing trees, paths, lawns, decking, paved areas, driveway and garden boundary treatments. It is an as-built explanatory plan, rather than a scaled survey or a substitute for the approved drawings.



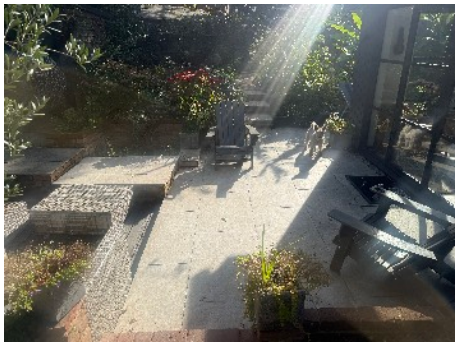

*Landscaping Plan*

The area immediately adjoining the extension has been finished with a combination of decking and porcelain paving. The hard landscaping provides an accessible transition between the new extension, patio and garden. A small garden pond has been formed to replace the pond lost during excavation for the extension foundations.

A raised planting bed was created in front of the extension, using material excavated during the foundation works. This bed also covers the installed underground rainwater storage tank. Existing plants were reused wherever practicable, supplemented by additional planting. A further planted bed, adjacent to the pond has likewise been established using a combination of retained and new specimens.



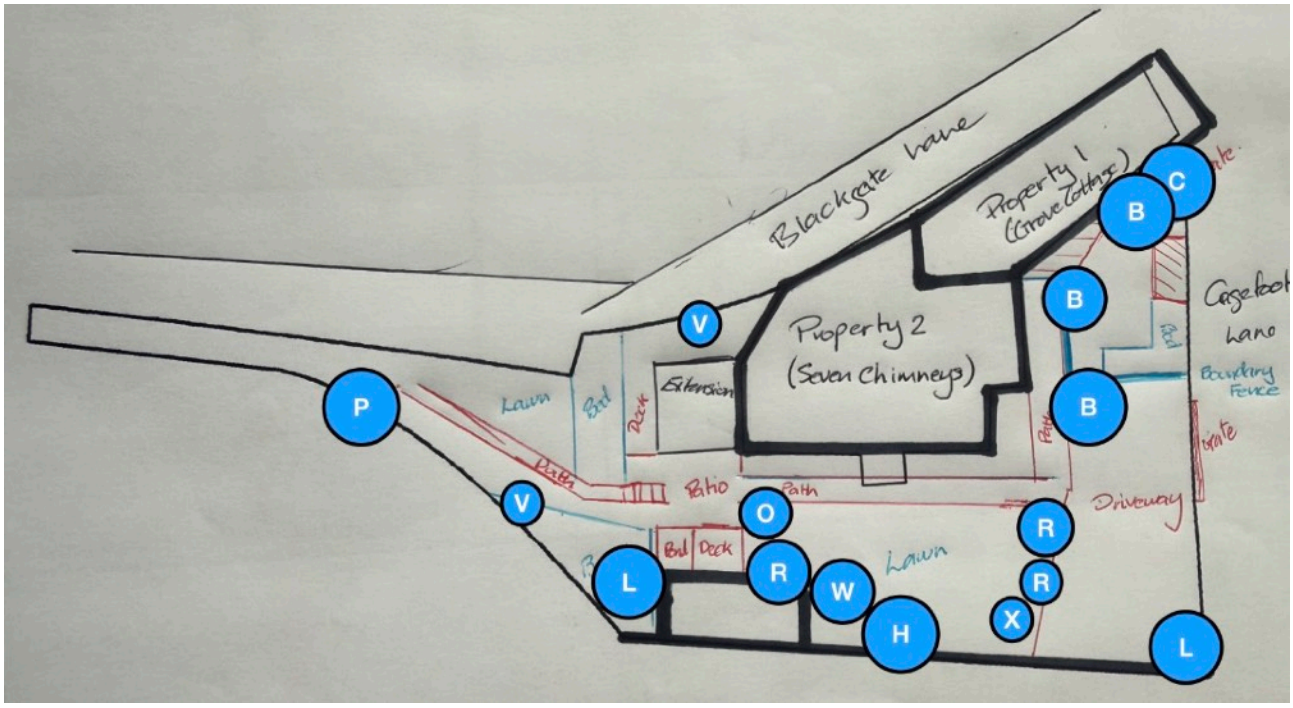






## Trees and Shrubs

None of the existing trees present at the property were removed or moved during the development. The following plan shows the location of all major trees present at the properties.




*Tree Plan*

The following key relates to the previous tree plan.

| Label | Tree / shrub |
|---|---|
| L | Laurel |
| R | Rose glory bower |
| H | Hazel |
| W | Weeping willow |
| O | Olive |
| P | Pine |
| B | Bay |
| V | Viburnum |
| C | Photinia ‘Cassini’ |

## Principal planting

The planted areas include eucalyptus, hydrangea, cordyline, hardy banana, salix, hosta, acer, hebe and crocosmia.

The accompanying photographs illustrate the planting beds, hard landscaping, pond and garden setting. Planting will be maintained and replaced as necessary to preserve the landscaped character of the site.



# Condition 5:  Water Neutrality

The subdivision was accompanied by a Water Neutrality Statement setting out measures to reduce domestic water use. Water-saving fittings have been incorporated into the works, and an underground rainwater storage tank of approximately 3,500 litres has been installed beneath the raised garden bed.

The measures implemented to satisfy the Water Neutrality condition are detailed further in Appendix A.

| **Measure** | **Products used** |
|---|---|
| Rinwater Harvesting | 3500L Tank and Pump |
| Shower Restriction | 6L/min Flow Reducers |
| Tap Restrictions | 4L/min Flow Reducres |
| Low Volume Flush Toilets | Saniflo low volume flush toilet<br>Dual flush toilets |

# Appendix A
## Condition 5: Water Neutrality

This section provides further evidence to support compliance with Condition 5.

The Rainwater Harvesting System was supplied by EcoSure. Original Order is shown below along with images of the tank installation and associated pump.

**********

Order Number: [redacted]
Order Date: 29 July 2024 10:47 GMT

Ship To:
Paul Seaton
Seven Chimneys
Cagefoot Lane
Henfield
England
BN5 9HD
United Kingdom
[redacted]

**********

Shopping Cart (Prices in British Pounds)

| REF | DESCRIPTION | QUANTITY | PRICE | COST |
|---|---|---|---|---|
| ECO3500SUPCOM | 3500 Litre SuperComplete Rainwater Harvesting System | | | [redacted] |
| | Water Pump Upgrade - Upgrade | 1 | | |
| | Pump: None | | | |
| | Electronic Top UP - -: None | 1 | | |

[redacted]







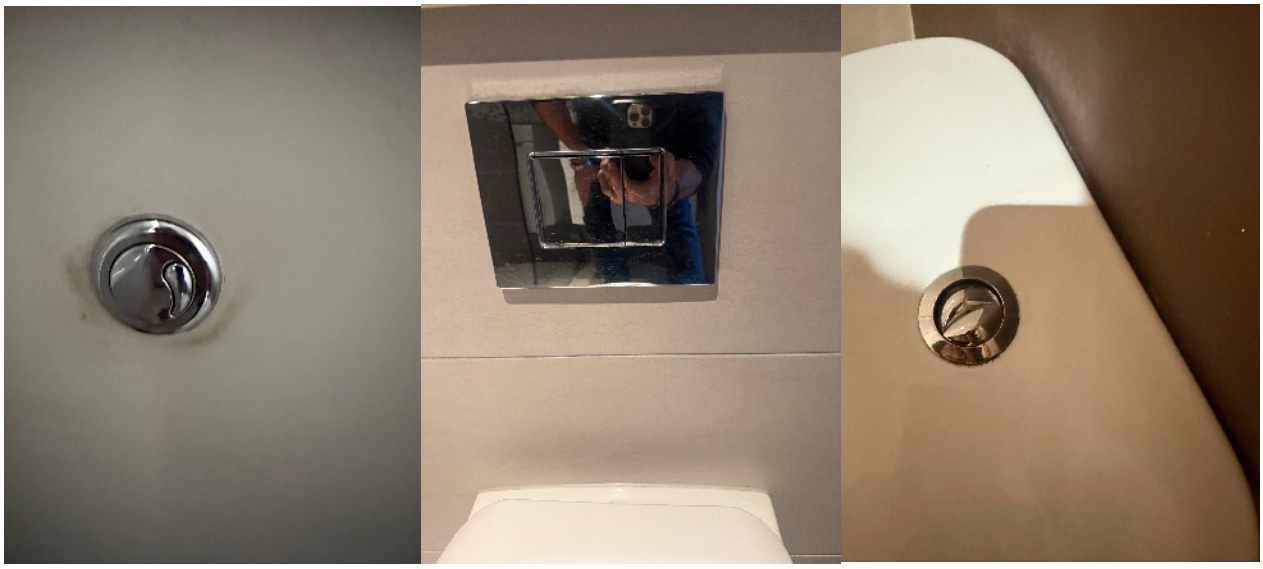
A 3500L EcoSure Rainwater harvesting tank has been fitted under the raised bed in front of the extension. This is fed by rain water from the extension and the main house (in excess of 100sqm). This is more than double what was originally proposed as the main roof's rainwater is now collected in addition to the extension.

A Clarke pump has been installed to feed the various outlets. The pump is 1200 Watts, 230V single-phase with a Max Flow Rate: 61 litres/min (3,660 l/h).

Below shows the Saniflo toilet installed (1.3L per flush). The dual flushes used for toilets elsewhere in the properties are also shown.



*Saniflow SANI14 toilet in Grove Cottage*



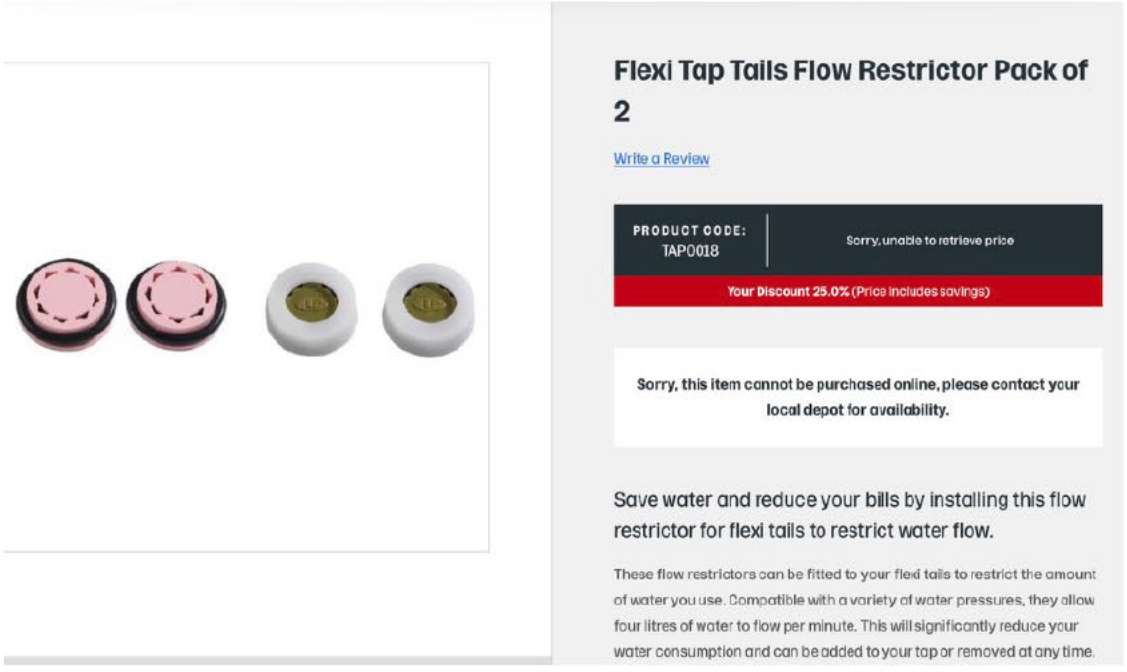
*Dual flush toilets*

The following shows the products used to restrict flow in the showers and taps.

Flow reducers have been fitted to showers and taps restricting flows to 6litres/min and 4litres/min respectively.




*Shower restrictors used*




*Tap restrictors used*