Listed Building Consent Compliance Statement

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

Consent: **DC/21/2334**, dated 13 December 2021

Applicant: Paul Seaton

This statement addresses Conditions 1–6 of the listed building consent for the subdivision of the existing dwelling into two three-bedroom dwellings, the single-storey rear extension and associated works. It records the completed finishes and the relevant correspondence with Seán Rix, Senior Conservation Officer, for the Council's consideration.

Condition 1 — Approved plans

The consent identifies drawing PL1 rev C, received on 30 November 2021, as the approved location, block, floor and elevations plan. The works comprise the subdivision and rear extension described in the consent. The external materials and roof-edge details subsequently discussed with the Conservation Officer are set out below and are submitted for consideration alongside the approved drawing.

Condition 2 — Commencement

Works commenced in 2022, within three years of the consent dated 13 December 2021. Building Control visited during the works and its inspection records can provide supporting evidence of commencement.

Condition 3 — External materials and finishes

The principal new external building element is the extension to Property 2, Seven Chimneys. The external appearance of Property 1, Grove Cottage, has remained materially unchanged. The extension has the following finishes:

- Roof: Heritage Clay handmade plain tiles, Conservation Weathered, matching the main building, in place of the originally proposed slate.
- Walls: vertically fixed Thermowood cladding, 145 mm boards with an MW-2 profile and anthracite / dark grey finish.
- Windows and external doors: Mettherm AG210 thermally broken metal-framed units, powder-coated RAL 7021, as recorded in Mettherm job 2254, drawings 2254-SPEC1/2.
- Fascias, soffits, half-round gutters and downpipes: aluminium, colour matched to RAL 7021.

Seán Rix accepted a timber-boarded finish on 5 March 2024. Following submission of the board profile and colour, he confirmed on 11 June 2024 that the proposed cladding product could be used.

On 23 June 2023 at 12:42, Seán Rix confirmed that clay tiles could be used provided they were handcrafted or handmade. I confirmed this requirement at 13:31. The installed Heritage Conservation Weathered tiles are handmade clay tiles, as confirmed by the manufacturer's Conservation range specification, and meet that requirement.

Condition 4 — Roof junctions and detailing

The extension was constructed using structural insulated panels (SIPs). On 23 June 2023 at 12:42, Seán Rix accepted aluminium fascias and soffits in principle, provided the junction was inconspicuous and concealed behind the guttering, with an angled soffit to avoid a conspicuous knuckle at the verge/eaves junction. I confirmed at 13:31 that the soffits could be detailed as he suggested.

On 23 June 2023 at 13:44, Seán expressly confirmed: “No need for exposed rafter feet with the redesign.” In October 2024, the roof-edge treatment was referred back to him with photographs. Following my email of 4 October at 15:53, his subsequent reply confirmed: “Please carry on.”

The sole roof-to-wall abutment is weathered with traditional stepped lead flashing, chased into the existing brickwork. The photograph on page 3 records this junction, together with the clay roof covering and aluminium roof-edge treatment.

Condition 5 — South-gable glazing

The full-height south-gable glazing uses Mettherm AG210 thermally broken metal framing, powder-coated RAL 7021, as recorded in job 2254, drawings 2254-SPEC1/2. The proposed heritage-style aluminium doors and initial design were sent to Seán Rix on 25 June 2023. On 26 June 2023 at 14:12, he confirmed: “These are acceptable and will meet the criteria of condition 5. Please feel free to make the order.” Please note these windows were, at the time of ordering, the thinnest profile windows I could find that met all Building Regulations

Condition 6 — Rainwater goods

The installed aluminium half-round gutters and downpipes, finished in RAL 7021, are the products agreed with Seán Rix. Specific product links for traditional aluminium downpipes and deep-flow aluminium gutters were supplied on 23 June 2023. The aluminium goods and coordinated fascias and soffits were confirmed again in my email of 4 October 2024 at 14:47.

The specific aluminium rainwater products were checked with and approved by Seán Rix before installation. In the subsequent October 2024 correspondence, following the submission of photographs and clarification of the detailing, he confirmed: “Please carry on.”

Photographic Evidence

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Traditional stepped lead flashing chased into the existing brickwork at the sole roof-to-wall abutment. The photograph also shows the handmade clay roof tiles and aluminium roof-edge treatment.





Mettherm Windows & Doors







Fascias, Gutters and Downpipes



External Cladding