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jo.morin@adur-worthing.gov.uk
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        Fri, 13 Oct 2023 03:05:04
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        Fri, 13 Oct 2023 03:05:04
-0700 (PDT)
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From: Richard Small
<richard.small@adur-worthing.gov.uk>
Date: Fri, 13 Oct 2023 11:04:27 +0100
Message-ID:
<CALTTQ6v2kbUBRiE9XOaeEk0u9eRquHqJOMd8
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Subject: Re: Stanhope Lodge v.1
To: Jo Morin

<jo.morin@adur-worthing.gov.uk>
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"

--000000000000ab02e7060796303b
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Hi Jo,

If they don't already, then V.1 and
V.2 both need to be part of the
application documents. Once you have
those changes highlighted, I see no
reason why approval should not be
granted. The gable wall of the Coach
&
Horses relates to a separate listed
building and any approval can be
granted independently. For safety
reasons they may well choose to carry
out
the works to the gable wall prior to
rebuilding this roof structure, but
that is their decision.
A site visit should only be necessary
if other defects are discovered
whilst carrying out the works, which
may affect the approved proposals.
Thinking about possible conditions,
it is likely that some form of
extract
may be required from the new kitchen.
Is it possible to condition this?
Details of waste pipe runs could also
be conditioned. Details of any new
clay roof tiles, and metal guttering.

Richard

On Fri, 13 Oct 2023 at 08:41, Jo
Morin

**<jo.morin@adur-worthing.gov.uk>
wrote:**

**> OK, thanks for this Richard. What
are the next steps then please? I
need
> the Agent to correct the section
drawings that were submitted with
the
> application and correct the
reference to plasterboard at
paragraph 3.3 of
> the Heritage Statement. Subject to
that, can I now write my report and
> issue a decision? If so, what
conditions do you recommend? Would
you
> anticipate any need to visit the
site again as the works progress? Is
there
> any reason why this decision should
be delayed whilst investigation of
the
> gable wall at Coach & Horses is
carried out? Thanks
>
> Jo
>
> On Thu, 12 Oct 2023 at 17:53,
Richard Small <
> richard.small@adur-worthing.gov.uk>
wrote:
>
>> Hi Jo,
>>
>> It has taken a while to get my
head around the and absorb the
further
>> information given in the other
document. Yes I think we now have
sufficient
>> detail to understand the existing
and proposed. The Heritage
Statement,**

>> rather unhelpfully, refers to a plasterboard ceiling in para 3.3.
>> Yes the existing and proposed section drawings appear to not show the
>> 45/30 roof pitches.
>>
>> Richard
>>
>> On Thu, 12 Oct 2023 at 12:49, Jo Morin <jo.morin@adur-worthing.gov.uk>
>> wrote:
>>
>>> Hi Richard
>>>
>>> I think I've got to the bottom of this......rather confusingly 2
>>> versions of the report have been submitted. The written commentary
>>> Paragraphs 1-14 is the same in each case, but the photos and drawings
>>> differ. V.1 shows the existing roof structure with lath and plaster ceiling
>>> in plan and section. Photographs 11-17 show the condition of the part
>>> stripped roof. V.1 is attached to this email.
>>>
>>> V.2 shows the proposed roof structure in plan and section with photos
>>> 18-20 and OS plans. V.2 is attached to the following email.
>>>
>>> Paragraph 6(k) explains that the roof pitches are different.
>>>
>>> Paragraph 7 explains that the existing lath and plaster is beyond

>>> reasonable repair, but goes on to state that a new lath and plaster
>>> ceiling could be provided once the new timber structure is in place.
>>>
>>> The currently submitted application drawings (EXISTING and
>>> PROPOSED Elevations and Sections (0226_103 and 0226_105) will need to be
>>> superseded as the sections shown are incorrect?
>>>
>>> Does this explain the apparent omissions? Do you require anything
>>> further?
>>>
>>> Jo
>>>
>>>
>>> On Thu, 12 Oct 2023 at 11:17, Richard Small <
>>> richard.small@adur-worthing.gov.uk> wrote:
>>>
>>>> Jo,
>>>>
>>>> Has this report been submitted as part of the application? Only it
>>>> appears to differ from what I have seen of the application proposals. The
>>>> roof pitches appear to have changed and the existing internal ceiling has
>>>> changed from lathe and plaster to plasterboard. The explanation of the
>>>> issues with the existing roof are very helpful, although photos would

>>>> illustrate the points made.
>>>> Details of the proposed roof are acceptable, but the differences I
>>>> mention need to be sorted.
>>>>
>>>> Richard
>>>>
>>>> On Thu, 12 Oct 2023 at 10:04, Jo Morin
<jo.morin@adur-worthing.gov.uk>
>>>> wrote:
>>>>
>>>>> Richard - I forwarded the report to you by email 28th Sept.
>>>>>
>>>>> Jo
>>>>>
>>>>> On Thu, 12 Oct 2023 at 09:57, Richard Small <
>>>>>
richard.small@adur-worthing.gov.uk>
wrote:
>>>>>
>>>>>> Hi Jo,
>>>>>>
>>>>>> I haven't seen the drawings you refer to as they are not on the
>>>>>> Worthing Planning Public Access website.
>>>>>>
>>>>>> Richard
>>>>>>
>>>>>> On Wed, 11 Oct 2023 at 16:10, Jo Morin
<jo.morin@adur-worthing.gov.uk>
>>>>>> wrote:
>>>>>>
>>>>>>> Hi Richard - I can see that the submitted report doesn't include a
>>>>>>> plan or section of the Existing roof structure - but it does show the

>>>>>>> Proposed Replacement roof on Dwg: 0226-201, 0226-203 and an eaves detail
>>>>>>> 0226-204? Is this not what you mean?
>>>>>>>
>>>>>>> Jo
>>>>>>>
>>>>>>> On Tue, 10 Oct 2023 at 18:31, Richard Small <
>>>>>>> richard.small@adur-worthing.gov.uk> wrote:
>>>>>>>
>>>>>>>> Hi Jo,
>>>>>>>>
>>>>>>>> I am disappointed to note that this application does not include
>>>>>>>> any drawings of the existing layout of the roof structure or proposed. As a
>>>>>>>> public document we need drawings that clearly show the layout of the
>>>>>>>> existing roof timbers (including sizing) and the same with the proposed. I
>>>>>>>> recall further investigations were going to be made. We also need
>>>>>>>> justification for a different roof layout.
>>>>>>>> Note we have ceiling joists that the existing ceiling joists are
>>>>>>>> attached to, whilst the structural engineers comments refer to collars.
>>>>>>>>
>>>>>>>> Regards
>>>>>>>> Richard
>>>>>>>> Richard Small

>>>>>>>> Design & Conservation Architect, Planning & Development
>>>>>>>> Adur & Worthing Councils
>>>>>>>> Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
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<https://twitter.com/adurandWorthing>
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<https://www.youtube.com/user/AdurandWorthing>
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>>>>>>>
>>>>>>> Jo Morin
>>>>>>> Principal Planning Officer, Planning & Development
>>>>>>> 01903 221350
>>>>>>> Adur & Worthing Councils
>>>>>>> Portland House, Richmond Road, Worthing, BN11 1LF
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>>>>>>
>>>>>> Richard Small
>>>>>> Design & Conservation

Architect, Planning & Development
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<https://www.youtube.com/user/AdurandWorthing>
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>> Adur & Worthing Councils
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Richard Small
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Jo,
 If they
don't already, then =
V.1 and V.2 both need to be part of
the application documents. Once you
hav=
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reason=C2=A0why approval should not
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Coach & Horses relates to a
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asons they may well choose to carry
out the works to the gable wall prior
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div>Thinking about possible
conditions, it is likely that some
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act may be required from the new
kitchen. Is it possible to condition
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Details of waste pipe runs could
also be conditioned. Details of any
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lay roof tiles, and metal
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Thanks
 Jo=C2=
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<div
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2023 at 17:53, Richard Small <<a
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all@adur-worthing.gov.uk>
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 It has t=
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 Rich
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section. Photographs 11-17 show the
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dition of the part stripped roof. V.1
is attached to this
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 V.2
shows=C2=A0the proposed roof
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plans. V.2 is attached to the
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application drawings (EXISTING and
PROPOSED=
=C2=A0Elevations and Sections
(0226_103 and 0226_105) will need to
be super=
seded as the sections shown are
incorrect?=C2=A0
=C2=A0=C2=A0 <br=
> Does this explain the
apparent omissions? Do you require
anythi=
ng
further?=C2=A0
 <di
v>Jo
 <br=
><div class=3D"gmail_quote"><div
dir=3D"ltr" class=3D"gmail_attr">On
Thu, 1=
2 Oct 2023 at 11:17, Richard Small
<<a
href=3D"mailto:richard.small@adur=
-worthing.gov.uk"
target=3D"_blank">richard.small@adur-w
orthing.gov.uk&=
gt; wrote:
 <blockquote
class=3D"gmail_quote"
style=3D"margin:0px 0=
px 0px 0.8ex;border-left:1px solid
rgb(204,204,204);padding-left:1ex"><di
v =
dir=3D"ltr">Jo,
 Has
 this report been submitted as part
o=
f the application? Only it appears to
differ from what I have seen of the
a=
pplication proposals. The roof

pitches appear to have changed and
the exist=
ing internal ceiling has changed from
lathe and plaster to plasterboard.
Th=
e explanation of the issues with the
existing=C2=A0roof are very helpful,
a=
lthough photos would illustrate the
points made.=C2=A0 Details
of=
 the proposed roof are acceptable,
but the differences I mention need to
be=
 sorted.
 Rich
ard
<div
class=3D"gmai=
l_quote"><div dir=3D"ltr"
class=3D"gmail_attr">On Thu, 12 Oct
2023 at 10:04=
, Jo Morin <<a
href=3D"mailto:jo.morin@adur-worthing.
gov.uk" target=3D"_=
blank">jo.morin@adur-worthing.gov.uk</
a>> wrote:
 <blockquote
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ass=3D"gmail_quote"
style=3D"margin:0px 0px 0px
0.8ex;border-left:1px solid=
 rgb(204,204,204);padding-left:1ex"><d
iv dir=3D"ltr">Richard - I forwarded
=
the report to you by email 28th
Sept.=C2=A0
 Jo=C2=A
0
=

<div
class=3D"gmail_quote"><div
dir=3D"ltr" class=3D"gmail_=
attr">On Thu, 12 Oct 2023 at 09:57,
Richard Small <<a
href=3D"mailto:ric=
hard.small@adur-worthing.gov.uk"
target=3D"_blank">richard.small@adur-w
orth=

ing.gov.uk>
wrote:
 <blockquote
class=3D"gmail_quote" style=
=3D"margin:0px 0px 0px
0.8ex;border-left:1px solid
rgb(204,204,204);padding=
-left:1ex"><div dir=3D"ltr"><div
dir=3D"ltr">Hi
Jo,
 I ha=
ven't seen the drawings you refer
to as they are not on the Worthing
Pl=
anning Public Access
website.=C2=A0
 <di
v>Richard=C2=A0<=
/div>
<div
class=3D"gmail_quote"><div
dir=3D"ltr" class=3D"gmail_a=
ttr">On Wed, 11 Oct 2023 at 16:10, Jo
Morin <<a
href=3D"mailto:jo.morin@=
adur-worthing.gov.uk"
target=3D"_blank">jo.morin@adur-worthi
ng.gov.uk&g=
t; wrote:
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style=3D"margin:0px 0p=
x 0px 0.8ex;border-left:1px solid
rgb(204,204,204);padding-left:1ex"><di
v d=
ir=3D"ltr">Hi Richard - I can see
that the submitted
report=C2=A0doesn'=
t include a plan or section of the
Existing roof structure - but it does
sh=
ow the Proposed Replacement roof on
Dwg: 0226-201, 0226-203 and an eaves
de=
tail 0226-204? Is this not what you
mean?=C2=A0
=C2=A0=C2=A0

</=
div> Jo
<div

class=3D"gmail_quote"><div
dir=3D"ltr" clas=
s=3D"gmail_attr">On Tue, 10 Oct 2023
at 18:31, Richard Small <<a
href=3D=
"mailto:richard.small@adur-worthing.go
v.uk"
target=3D"_blank">richard.small=
@adur-worthing.gov.uk>
wrote:
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0.8ex;border-left:1px solid
rgb(204,204,20=
4);padding-left:1ex"><div
dir=3D"ltr">Hi
Jo,
 I am disapp=
ointed to note that this application
does not include any drawings of the
e=
xisting layout of the roof structure
or proposed. As a public document we
n=
eed drawings that clearly
show=C2=A0the=C2=A0layout of the
existing roof ti=
mbers (including=C2=A0sizing) and the
same with the proposed. I recall
furt=
her investigations were going to be
made. We also need justification for
a =
different roof layout. Note
we have ceiling joists that the
exist=
ing ceiling joists are attached to,
whilst the structural engineers
comment=
s refer to
collars.
 Rega
rds Richard
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