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Our ref: POW/1854/12

12th July 2013

Adur District Council
Planning Services
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

ADUR & WORTHING
- 2 AUG 2013
PLANNING SERVICES

Dear Sirs / Madam

Re: AWDM/1181/12 – DEMOLITION OF DERELICT SHOP (No. 64) & CONVERSION OF No 62 INTO TWO MAISONETTES AT
62-64 New Road, Shoreham, West Sussex BN43 6WF

I write with regards the conditions attached to the permission dated 19/12/12 to request a discharge of these as follows and the attached supporting information.

Condition 01 – The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. – works are due to commence in September 2013.

Condition 02 – The railings and bollards in the car parking area hereby permitted shall be erected in accordance with details shown on Drawing no PL3 Rev A and PL6 Rev A received 19th October 2012. The railings shall not exceed 1.1 metres in height and the bollards shall not exceed 0.67 metres in height and shall be in place prior to use of the parking area hereby permitted - noted as drawing previously submitted and approved.

Condition 03 - The dwellings hereby permitted shall not be occupied until the parking spaces and access facilities shown on Drawing no PL6 Rev A received 19th October 2012 have been provided. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the dwellings – noted as drawing previously submitted and approved.

Condition 04 – Prior to commencement of works details of the proposed cycles stores shall be submitted and approved by the Local Planning Authority. Works shall be carried out in accordance with such details. The area of land so provided shall not thereafter be used for any purpose other than access and parking of cycles incidental to the dwellings – see attached details (as previously shown on submitted and approved drawing PL6 Rev for ASGARDBL3 units in cream marked A.

Condition 05 – Prior to commencement of works details of the proposed refuse storage shall be submitted and approved to the Local Planning Authority. Work

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shall be carried out in accordance with such details. The area of land so provided shall not thereafter be used for any other purpose other than refuse storage incidental to the dwellings – see attached details marked B (as previously shown on submitted and approved drawing PL6 Rev A). The Code Store.co.uk x 2 wheelie bin enclosure ref SKU:1-0002-60.

Condition 06 – no works shall be carried out unless provision has been made for the erection of a hoarding adjacent to the highway to ensure the act of construction and building materials used do not impact on the highway and a traffic management plan has been prepared which provides for the management of contractor's vehicles, delivery vehicles and works resulting in a restriction of the highway – see attached Traffic Management Plan prepared by Bramber Construction Ltd along with West Sussex Highways Scaffold licence following meeting with WSCC Highways Engineer marked C

Condition 07 – details of the planting adjacent to parking spaces and cycle / bin stores shall be submitted to and approved by the Local Planning Authority and planting shall be carried out in accordance with such details - to follow direct from the client.

Condition 08 – the roof of the main buildings and pitched roof dormers hereby permitted shall be finished in Spanish slate tiles in accordance with details on Drawing no PL2 Rev A received 19th October 2012 – noted as drawing previously submitted and approved.

Condition 09 - the walls of the buildings hereby permitted shall be finished in Relius reinforced render pre coloured system (white in accordance with details on drawing no PL2 Rev A received 19th October 2012 – Unfortunately during the tender stage Relius has been brought out and moved out of the UK market. Thin Joint Technologies Ltd have provided replacement product in the form of Brillux ETIC Reinforced render system similar to the Relius system. Please see attached product literature and sample 1 provided by Thin Joint Technologies marked E.

Condition 10 – all round downpipes and gutters in the development hereby permitted shall be black in uPVC in accordance with details show on drawing no PL2 Rev A – received 12th October 2012 – noted as drawing previously submitted and approved.

Condition 11 - the parapet walls of the development hereby permitted shall be capped with traditional saddleback PCC stone effect copings in accordance with details on drawing no PL4 Rev A received 19th October 2012 – noted as drawing previously submitted and approved.

Condition 12 – the flat roof dormers hereby permitted shall be clad in lead sheet with flat roof dormers finished to match the traditional lead roll, in accordance with details on drawing no PL2A Rev A received 19th October 2012 – following discussions with our client, John Smith of McRae Smith, see attached email correspondence marked D, confirming the change from lead to flat roof dormer windows to single ply membrane Sarnafil GA10-12EL. No 9500 lead grey. I also confirm as the email from Richard Small 22nd March 2013 (copy attached as D) agreement for the

change from lead side cheeks to the dormer to matching Spanish slate to the main roof, marked D.

Condition 13 – the bay window walls hereby permitted shall be capped with moulded PCC stone effect capping in accordance with details shown on Drawing no PL4 Rev A received 19th October 2012 – Amended to be Moulded EPC with Brillux ETIC light stone render system. Please see sample 2 for finish, marked E.

Condition 14 – prior to commencement of works full details, including the finished colour, of the Relius preformed mouldings to be used for forming window cills, heads and fluted pilaster shall be submitted to an approved by the Local Planning Authority and work shall be carried out in accordance with such details – Amended to be Moulded EPC with Brillux ETIC light stone render system. Please see sample 2 and sample 3 for finish, marked E.

Condition 15 – prior to commencement of works full details of the appearance of the balcony screens and details of their construction shall be submitted to and approved by the LPA. Work shall be carried out in accordance with such details and screens shall be erected prior to occupation of the dwelling unit concerned – Balchony screens amended to new steel black powder coated railing system with 50x50mm top rail and 20x20mm banisters, top rail height between 900-1000mm to prevent accidental falls from height.
please find details as indicated to drawing 1854/12-BR5-A Marked F.

Condition 16 – no external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority - noted.

Condition 17 – no development shall be carried out until the existing shop building as shown on the plan approved under AWDM/1326/12 has been demolished and the debris removed from site - noted

Condition 18 - the development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways - see attached drawing 1854/12-EX1-A, BR5-A & BR9-A marked G of the proposed surface water drainage. Please note we propose to maintain the existing rainwater pipes to No. 62 north and south elevations as the existing arrangement will discharge over the pavement. Surface water drainage for the new units nos 1-3 on New Road side via new underground drainage to a new soakaway within the car park. Surface water drainage for the new units no 1-3 on Brighton Road side will be via the existing combined surface / foul drainage system which serves no 64 New Road and as detaild on our drawing attached.

Condition 19 – Prior to commencement of the development hereby approved (or such other date of stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the

risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- **All previous uses**
- **Potential contaminents associated with those uses**
- **A conceptual model of the site indicating sources, pathways and receptors and**
- **Potentially unacceptable risks arising from contamination at the site**

- this was dealt with by Condition 13 of the previous approval under ADC/0005/10 see email attached marked H from Hannah Smith 05/09/12 with reference to the conclusions page 36 13.2 Contamination Status Assessment by Ashdown Site Investigation.

With regards comments from the EHO that "I would advise that site workers are alert to the ground conditions and the appropriate precautions taken" (see section 12.5.1 (construction workers) and the precautionary condition should apply (see section 12.6 Discovery Strategy. I can confirm that these points have been added to the contractor's construction phase Health and Safety Plan

Condition 20 – the development hereby permitted shall only be carried out in accordance with the approved FRA (submitted with ADC/0005/10) and the following mitigation measures detailed within:-

(1) Flood proofing and resilience measures for the proposed basement dwelling are incorporated in the proposed development
(2) Finished floor levels of the new units are set no lower than 5.8 m above Ordnance Datum (AOD)

– noted and as indicated on the planning submission drawings.

Condition 21 – the dwellings hereby permitted shall not be occupied until a forced air ventilation system has been installed in all dwellings in line with details to be submitted. These shall be fitted in accordance with approved details and shall remain in place at all times - following discussions with Adur District Council Environmental Officer Michael Lavender and Building Control department, BCO Richard Haslar the following ventilation strategy has been agreed:- Habitable rooms to Brighton Road to be fitted with new Passivent MEV ventilation system to provide purge ventilation and force air ventilation due to fixed light acoustic windows in these areas. The MEV ventilation system will have the plant positioned in roof spaces or at high level in cupboards with ducting to the outside at roof level to obtain fresh air and to eliminate penetrating the external wall to Brighton road thus eliminating noise into the building with duct work to supply ventilation to the noted Brighton road habitable rooms. The fixed light windows to be fitted with Passivent Acoustic Window Vent (ALdB) Acoustic through frame window vents at head of window. See attached Passivent Quotation and literature for MEV system and page 11 of Background Ventilation Solutions for Domestic Buildings by Passivent, marked I.

Condition 22 - the hardsurfacing in the parking and bin / cycle / store shall be finished with grey brick paviours in accordance with details shown on Drawing nos. PL4 Rev A and PL3 Rev A received 19th October 2012 a sample shall be provided prior to commencement of works with details of the pattern to be set out – please see sample 4 of proposed Brett Omega 200 x 100 x 50mm thick Charcoal Grey Block Pavers to be laid in herringbone pattern.

Condition 23 – information only

Condition 24 – prior to commencement of works details of the finish of the concrete entrance steps with traditional tiles of each of the entrances to the dwellings hereby approved shall be submitted to and approved by the Local Planning Authority and work shall be carried out in accordance with such details - please see samples 5 (1) & (2) of proposed tiles for finishing of the entrance steps to the treads using Buxton unglazed White 100mm x 100mm floor tiles mixed in chequer-board pattern with Buxton unglazed black 100 x 100 tiles

Condition 25 – duplication of Condition 24

Condition 26 – the lower ground of the new dwelling houses shall be used for storage only and no habitable living accommodation shall provided within this area at any time - noted

Condition 27 – details of the proposed uPVC windows and patio doors and composite entrance doors (to include ironmongery) shall be submitted to and approved by the LPA prior to commencement of works and works shall be carried out in accordance with such details. Sections of the windows will be required detailing the dimensions, profiles and proportions of the frame and glazing bars, the pattern of opening, the position of trickle vents and the set back of the window from the external wall face. Sliding sash windows shall be used - See attached Liniar windows literature. Full details will be submitted upon appointment of the window / door specialist, marked J.

Condition 28 – notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or altered in any way without prior consent from the Local Planning Authority - noted

Condition 29 – no cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), metre boxes or flues shall be fixed or fitted externally to any elevation of the building fronting New Road – please note that boiler flues have been positioned to comply with the gas safety requirements on flues and an indication on the attached revised drawings. Likewise the meter boxes need to be accessible from outside but these are fitted to the return walls of the external entrance lobbies as indicated on the drawings attached, (1854/13-BR1-A, BR3-A & BR5-A), marked K.

I look forward to receiving confirmation that these conditions have been discharged accordingly.

Yours sincerely,

[redacted]

Philip Wiltshire.