Our Ref: 02/794

Mr Gary Peck
Adur & Worthing Councils
The Shoreham Centre
Pond Road
Shoreham-by-Sea
West Sussex
BN43 5WU

04 December 2020

Dear Mr Peck,

CECIL NORRIS HOUSE, RAVENS ROAD, SHOREHAM-BY-SEA, WEST SUSSEX APPLICATION TO VARY CONDITIONS 1, 12 and 13 ATTACHED TO AWDM/1742/18

Planning permission was granted in February 2019 for "Demolition of existing building and construction of new building consisting of 5 x 1-bed flats and 10 x 2-bed flats over 3 levels, with associated parking, cycle and bin storage and landscaping" at Cecil Norris House, Ravens Road, Shoreham-By-Sea (application ref AWDM/1742/18).

Two subsequent applications were made in 2020; one application for a non-material amendment (ref AWDM/1232/20) which sought to make various amendments including to the glazing and one application to vary condition 1 of the original permission to provide revised plans showing minor elevational changes. It was considered by the Council that the introduction of clear glazing to the truncated window (which was proposed at that time) would constitute a material amendment and that these should be subject to a Section 73 application, ie to vary condition 1 and revise the plans. Consequently, the non-material amendment application was refused and the previous variation of condition application was withdrawn in order to submit a single application to vary conditions which would cover all of the proposed changes. That is the purpose of this current application.

Condition 1 of approval AWDM/1742/18 listed the plans and documents which comprised the consented development. This application seeks to vary that condition to refer to revised plans as follows:

- Drawing 1624-PA-010 rev C1 – Proposed Site and Ground Floor Plan to replace previous drawing 1624-PA-010 rev P1
- Drawing 1624-PA-011 rev C1 – Proposed First Floor Plan to replace previous drawing 1624-PA-011
- Drawing 1624-PA-012 rev C1 – Proposed Second Floor Plan to replace previous drawing 1624-PA-012
- Drawing 1624-PA-013 rev C1 – Proposed Roof Plan to replace previous drawing 1624-PA-013

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- Drawing 1624-PA-030A – Proposed North and South Elevations to replace previous drawing 1624-PA-030
- Drawing 1624-PA-031A – Proposed East and West Elevations to replace previous drawing 1624-PA-031

The minor amendments which have been made to the scheme as shown on these drawings are summarised below.

- A gantry has been added to provide access to the roof for maintenance purposes.
- Rainwater downpipes have been added to the elevational drawings.
- The lift shaft on the roof is slightly wider and slightly lower than previously proposed.
- The main entrance lobby has been set back in the south elevation which results in a minor reduction in the footprint of the building. The glazing to the entrance lobby and stairwell has been simplified and reduced; the glazed side of the hall is no longer present so is not visible in the eastern elevation. The rooflight over the entrance lobby has also been significantly reduced in both profile and size.
- The dimensions of the bike and bin store have been reduced (whilst still providing the required amount of storage internally) and the elevations are now proposed to be timber clad rather than brick.
- There have been minor amendments to the fenestration in the west elevation.
- Transoms have been added to some of the windows in the north elevation.
- High level windows in the north elevation (those more than 1700mm above floor level) are now openable to a maximum of 100mm. The top half of the truncated windows are also openable to a maximum of 100mm. This is required for ventilation purposes as the mechanical ventilation to the building is no longer proposed.
- Windows to the ground floor in the northern elevation will now be clear glazed as the 2m high boundary wall provides screening to ensure there is no overlooking of neighbouring properties from the ground floor windows.
- The reglit wall previously proposed in the northern elevation has been removed and replaced with smaller, traditional windows. This will reduce light spillage from the building.
- The terrace and balconies at the south-west corner of the building have been reduced so that they no longer wrap around the corner of the building but extend only to the south.
- The green wall previously proposed to part of the north elevation has now been removed for the following reasons:
    - A north facing elevation significantly limits the options to introduce a green wall such that the only realistic option is ivy.
    - There are well known damage and maintenance issues surrounding ivy climbing on existing walls and therefore a structure/mesh would need to be installed for the ivy to grow on and this would need to be a minimum of 1m from the wall. Furthermore, two storeys is regarded as a substantial area to achieve successful coverage for climbing ivy.
    - The installation of such a mesh would bring the elevation closer to the adjoining property to the north and this would be likely to have some impact on levels of light and general amenity to the adjacent occupiers.
    - The retention of the existing light coloured brick across the northern elevation will reduce the visual impact of the building in views from the adjacent property compared to darker ivy planting.

    - The green wall only occupied part of the northern elevation and was not required to make the scheme acceptable in terms of sustainability. Therefore, its removal is not considered to have a significant or negative impact on the development.
- The green roof on the western part of the building has also been removed but there are now solar panels on this section of roof which will achieve the same level of benefits in terms of sustainability for the proposal.

In light of the above changes, this application also seeks minor variations to conditions 12 and 13 as set out below.

Condition 12 currently reads:

The windows in the northern elevation of the building hereby permitted with an in internal cill level lower than 1700mm shall be obscure-glazed and non-opening in accordance with details to be submitted to and approved by the Local Planning Authority prior to the occupation of the building and they shall not subsequently be altered in any way without the prior agreement of the Local Planning Authority.

It is requested that condition 12 be amended to read:

The windows in the northern elevation of the building hereby permitted above ground floor level will be obscure glazed and will not open further than 100mm in accordance with details to be submitted to and approved by the Local Planning Authority prior to the occupation of the building and they shall not subsequently be altered in any way without the prior agreement of the Local Planning Authority.

Condition 13 currently reads:

Prior the occupation of the building hereby permitted a maintenance regime for the green wall and sedum roof of the building shall be submitted to and agreed in writing by the Local Planning Authority and the approved regime adhered to thereafter.

It is requested that condition 13 be amended to read:

Prior the occupation of the building hereby permitted a maintenance regime for the sedum roof of the eastern part of the building shall be submitted to and agreed in writing by the Local Planning Authority and the approved regime adhered to thereafter.

I trust that this is all the information you require to consider this application but do let me know should you require anything further.

Yours sincerely,

[redacted]

Martin Carpenter
Director
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enc.