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Trevor Scoble
2 Madeira Place
BRIGHTON
BN2 1TN

Contact: Keith Morgan

Our ref: ADC/0040/09 & 0092/06

Your ref:

Date: 30 April 2009

Dear Mr Scoble,

275 Albion Street, Southwick: Proposed 2 flats: Details pursuant to conditions of ADC/0092/06 as amended by ADC/0040/09

It has just become evident, as a result of a telephone call from your client, Mr Mower, that I omitted to send you a reply in respect of your submissions under conditions as referred to in your letter of 11 January 2009 (with cheque for £85 received on 29 January). I hope you will accept my apologies for this oversight.

My responses, in respect of those conditions requiring approval of details, are as follows:-

Condition 02 (walls and fences)

It appears from the plan submitted with your letter of 11 January 2009 and from Feb 09 revised plans AS/PL/01 and 02 (submitted under ADC/0040/09) that it is proposed to retain the existing boundary walls except that the 12m length directly to the west of the new flats is to be lowered to 1.1m high. I confirm approval of this, subject to any damage to the walls being made good prior to occupation of the flats. It appears that a new subdividing boundary wall between the front garden of the flats and that of No.275 is proposed but there are no details so I would be grateful if you could let me know exactly what is intended on this new boundary line (including its height).

Condition 04 (secure covered cycle parking)

I confirm approval of the provision shown on the above plans.

Condition 05 (contractors materials)

I confirm approval of the use of part of the front garden as shown on the plan accompanying your letter of 11 January 2009.

Condition 06 (landscaping)

I confirm approval of the proposed planting shown on plan AS/PL/01 (Feb 09 revision).

Condition 08 (refuse storage)

I confirm approval of the proposed planting shown on plan AS/PL/01 (Feb 09 revision).

Section 106 Obligation

I confirm that payment of £1,430 has been received for the sustainable transport contribution.

I trust this answers your letter and I confirm that, from a planning aspect, it is acceptable for the building work to be commenced.

Yours sincerely,

Keith Morgan
Planning Services Manager