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Attn. Peter Barnett
Principal Planning Officer
Adur & Worthing Councils,
Development Management,
Portland House,
44 Richmond Road,
Worthing,
BN11 1HS

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0618/19
DATE VALID	11 APR 2019

11 April 2019
Ref: RH/Let/P1590i

Dear Mr Barnett,

Part Discharge of Condition 13 pursuant to Full Planning Consent AWDM/0501/12 ***('Demolition of existing warehouse to facilitate new mixed-use development of 132 dwellings (Use Class C3) (comprising 32 x 1-bed flats, 87 x 2-bed flats and 13 x 3-bed flats of which 27% are affordable units), a 1348sqm foodstore (Use Class A1) and 121sqm of ancillary commercial floorspace (Use Classes A1, A2, A3, A5 and B1) in a 5-7 storey building with 150 parking spaces plus cycle spaces at basement level and at the front of the site, new vehicular access to serve the foodstore from Brighton Road, access to residential units via Surry Hard, improvements to the existing river wall, public hard and boathouse and new landscaping'*** **– Description amended by non-material amendment AWDM/0089/14).**

79 - 81 Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RE

This application has been submitted online via the Planning Portal under reference **PP-07776029,** on behalf of Anytime Fitness, and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to discharge in part Condition 13 pursuant to Application Reference AWDM/0501/12 at 79 - 81 Brighton Road Shoreham-By-Sea, as highlighted below.

Application Form
Covering Letter
South Elevation Proposed Ground Floor Shop Front (reference 132 (SK) 001)
Approved South Elevation Drawing (reference 11003 PLA1 201 C)

This application relates only to the windows/fenestration on the southern elevation of the western unit at ground floor level and does not seek to supersede the materials approved on 9 June 2015 relating to the schedule and samples of materials and finishes to be used for the external walls (including windows, doors, balconies, fins) and roofs of the development.

Directors

Chris Barker MATP MRTPI **Managing Director**
Huw James MRTPI
Adam King RIBA

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Condition 13

No development of any part of the scheme shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows, doors, balconies, fins) and roofs of that part of the development (including the boathouse) has been submitted to and approved in writing by the Local Planning Authority.

Please find enclosed a South Elevation Proposed Ground Floor Shop Front drawing (reference 132 (SK) 001) which has been produced by Mesh Architects in support of the discharge of planning condition 13.

As previously discussed, this application seeks to propose a double glazed shop front on the southern elevation of the building at ground floor level, in order to match the appearance of the residential units on the upper floors.

The approved drawings initially proposed glass blocks on this elevation however it is considered that a curtain walling system would significantly improve the visual appearance of this elevation.

The proposed materials were presented to you previously in an email dated 6 March 2019 to which you replied "*I consider that a curtain walling system on the south elevation would be acceptable in principle but it would need to be formally dealt with by way of an application for approval of details pursuant to condition 13.*"

It should be noted that this application does not seek to supersede those materials previously approved on 9 June 2015 relating to the schedule and samples of materials and finishes to be used for the external walls (including windows, doors, balconies, fins) and roofs of the development. This application only seeks to amend the glazing on the ground floor southern elevation. In this regard we would suggest that an informative is added to the discharge of condition decision notice to the effect of:

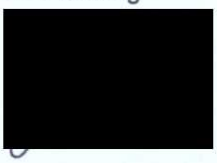
> *'The development shall be carried out in accordance with the schedule and samples of materials and finishes to be used for the external walls (including windows, doors, balconies, fins) and roofs of the development, approved 9 June 2015, and the ground floor southern elevation glazing details as set out in drawing reference South Elevation Proposed Ground Floor Shop Front (reference 132 (SK) 001), approved [ENTER DATE].'*

Conclusion

We look forward to receiving written confirmation of the discharge of condition 13 in the very near future. We would appreciate it if this condition could be expedited in order to avoid a delay with the current build programme and to ensure that the building is water-tight at ground floor level as soon as possible.

If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director
Encs.