Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
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ADUR
DISTRICT COUNCIL

[redacted]

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Mark | Surname: Davis

Company name: Leigh Property Investments Ltd

Street address: Tringham House
51 Tringham Close
Knaphill
Town/City: Woking
County: Surrey
Country: UK
Postcode: GU21 2FB

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address: [redacted]

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Richard | Surname: Kirby

Company name: Primmer Olds LLP

Street address: 61
Cromwell Road
Town/City: Southampton
County: Hampshire
Country: UK
Postcode: SO15 2JE

	Country Code	National Number	Extension Number
Telephone number:		02380222292	
Mobile number:			
Fax number:			

Email address: richard@primmerolds.co.uk

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: SOUTH WHARF HOUSE

Street address: HANCOCK WAY

Town/City: SHOREHAM-BY-SEA

County: WEST SUSSEX

Postcode: BN43 5JT

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 522556

Northing: 104840

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Change of Use of part of the existing commercial premises to retain four office suites (on the ground floor) and form 8 two bed apartments on the upper floors and erect new bin and cycle store

Application reference number: AAP/0004/08 Date of decision: 07/11/2008

Please state the condition number(s) to which this application relates:

Condition number(s):

2 and 3

Has the development already started? ◉ Yes ○ No If Yes, please state when the development was started: 01/07/2009

Has the development been completed? ○ Yes ◉ No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Condition 2 - The ceilings within the ground floor commercial units have been fitted out to the standards of fire resistance and sound resistance required to satisfy the Building Regulations / NHBC. Floor coverings, wall linings have not been incorporated, such are the variations in end user requirements these units are completed to shell (Building Regulation) requirements in order that final fit out can be undertaken by an end user. The minimum level of fire safety systems (smoke detection and alarms) have also been installed by the applicant. The NHBC Officer has therefore discharged the conditions relating to this aspect of the development. SAP Tests and EPC's have been produced in respect of the commercial units in order that these can be actively marketed (subject to Local Authority approval in respect of this condition).
Condition 3 - During the course of assessment of the development by the NHBC / Building Control Inspector it was found that the locations of the bin store areas shown on the approved plan SHR2/100 did not comply with NHBC standards in terms of the travel distance to and from the storage areas from the main building. With reference to this approved drawing it is the applicant's intention, in order to comply with the NHBC Standards / Building Regulations, to reposition the bin storage compounds. One compound (serving the eastern units) would be positioned in parking space 24 (as shown on the 1:500 scale site plan on drawings SHR2/100 Rev A attached to this application) with a second compound formed adjacent to the western side of parking space 9 shown on the same drawing. The external treatments of the bin stores to remain as originally planned and submitted. Parking space 24 is to be reinstated in place of the existing bin compound, meaning that the overall parking allocation for the development remains unchanged.

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? ○ Yes ◉ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 05/02/2010