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Our Ref: MD/lw/M09-093
Your Ref: ADC/0399/07

3 March 2010
Peter Barnett
Adur District Council
Planning Department
Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

BY POST & BY EMAIL

Dear Mr Barnett

RE: SOUTH WHARF HOUSE, HANCOCK WAY, SHOREHAM-BY-SEA
CHANGE OF USE FOR PART OF THE EXISTING COMMERCIAL PREMISES TO RETAINED FOUR OFFICE SUITES ON GROUND FLOOR & FORM EIGHT TWO BEDROOM APARTMENTS ON UPPER FLOORS

With reference to your letter dated 17th February 2010 and received by email on 2nd March 2010 following our telephone conversation I would respond as follows: -

Further to our previous telephone conversations I am writing to request that we can have a partial discharge of condition as laid out in the Schedule of Condition on the Appeals Decision ADC/0399/07 at the present time and as you are no doubt aware we have actively been marketing the ground floor office suite via a local commercial agent, Warwick Baker since June 2009 following purchase of the property known as South Wharf House from Bovis Homes. To date despite various proactive marketing, we have yet to receive any firm bids or offers for the letting or purchase of the four office suites to the ground floor owing to the layout of the units to the ground floor, it is possible to position the toilets in three separate locations and following the advice of our marketing agents we have not undertaken a final fitting out of the units to the ground floor.

We have allowed for provision of sound acoustic installation to the underside of the floors to the first floor (i.e. the ceilings to the ground floor units) the plasterboarding of the ceilings, installation of services and smoke and fire alarm detection to the units wired up to that of communal system.

Such works have been undertaken to the approval of the NHBC, who have given partial discharge with a legal undertaking agreed, that the units would be completed to the required specification within a specified time period following an active marketing period.

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Therefore, we are writing to request that at this time that Condition 2 of the Planning Permission is given a partial discharge by way of the fact that we have undertaken acoustic installation and fire proofing measures to the underside of the soffits although await the final fit out of the commercial units until such time that an end user has been identified, and that they are willing to enter into a legal agreement to purchase or lease the premises by way of which time, the developer Leigh Property Investments Limited, agrees to undertake a full fit out of the office units to the specifications of the end user. This is a common occurrence in commercial property acquisition and is something that we have been advised by our selling agents, Warwick Baker of Warwick Baker Commercial of Shoreham.

Whilst writing, I would also like to confirm the following points: -

Condition 3 had been completed by performance.

Conditions 4, 5 and 6 relate to the ground floor office units, where no further works have been undertaken to date, and you should have regard to previous comments discussed above.

In respect to Condition 7, we understand from a conversation with yourselves, that the Emergency Flood Risk Management & Rescue Plan have been submitted by the previous owners and discharged by yourselves, and we would request that confirmation of this is given to us by yourselves so that we may pass this confirmation onto legal advisors and any subsequent purchases of the residential or commercial units.

We trust that within this letter we have provided you with the information that you require and we look forward to your timely response. If, however, in the meantime you do require any further information or wish for us to attend a meeting on site we would be more than happy to do so.

Whilst writing I enclose for your attention copies of the submitted amendments to the external landscaping of the grounds of the property and in particular the bin storage for South Wharf House. These plans have been submitted online by our Architectural Consultants Primmer Olds, and we trust that this information has been reviewed accordingly by yourselves. We would be grateful of written confirmation of the receipt of this information and its timely response.

Assuring you of our best attentions.

Yours sincerely

[redacted]

Mark D Davis
BSc(Hons) MRICS
MALOTO PROPERTY CONSULTANTS LTD

Enclosures