Planning Services, Adur & Worthing Councils

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BN11 1HS

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Hampton Court

Address Line 1

Brighton Road

Address Line 2

Selden

Address Line 3

West Sussex

Town/city

Worthing

Postcode

BN11 2EF

Description of site location must be completed if postcode is not known:

Easting (x)

515702

Northing (y)

102758

Description

Applicant Details

Name/Company

Title

Mr

First name

Steven

Surname

Truman

Company Name

Cladding Consulting

Address

Address line 1

9A Macklin Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

WC2B5NE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

Beckett

Company Name

Harris Associates

Address

Address line 1

3rd Floor Baird House

Address line 2

15-17 St Cross Street

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC1N 8UW

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

After carrying out of an FRAEW to the external walls of Hampton Court. Findings noted that the primary external wall component is solid masonry walls, with brickwork and insulated rendered masonry wall finishes. EW-1 was determined to be a brickwork cavity wall construction with EPS insulation boards installed over the external masonry leaf, finished with a cementitious render layer. The cavity between the brickwork and internal blockwork substrate was found to be fully filled with blown EPS insulation.

The proposed works include full removal of the existing EPS-insulated render system, and the underlying brickwork to enable removing the loose fill EPS insulation behind it, replaced with a system that comprises materials that achieve a fire rating European Classification A2-s1, d0 (i.e. of limited combustibility) or Class A1 (non-combustible). As part of the remediation, adequate cavity barrier provision will be provided at key junctions in order to create adequate compartmentation.

The proposed external render works will be undertaken on a like-for-like basis, replicating the existing material, finish, and appearance. The works will not result in any increase to the building's external dimensions in height or footprint. As such we believe this applications is suitable.

The use of the private site will include an external site welfare cabin within the car park to the rear of the property and erection of a scaffold within the properties grounds to access the external walls. No use of the roads or streets surrounding the property will be required due to the size of the Hampton Court site areas.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The proposed works are extremely important and include full removal of the existing combustible EPS-insulated render system, and the underlying brickwork to enable removing the loose fill EPS insulation behind it, replaced with a system that comprises materials that achieve a fire rating European Classification A2-s1, d0 (i.e. of limited combustibility) or Class A1 (non-combustible). As part of the remediation, adequate cavity barrier provision will be provided at key junctions in order to create adequate compartmentation.

This application seeks confirmation that the development is lawful on the grounds that:

The proposed works constitute Permitted Development under Schedule 2, Part 1, Class [e.g., B or C] of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed works comply with all relevant limitations and conditions set out under the relevant Class C3. As per the drawings submitted, the materials used in any exterior work to the render and cement sheet will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. Furthermore, the external footprint of the building shall not be increased as we intent to match the existing material width with a new infilled insulated cavity to A2-s1, d0 (i.e. of limited combustibility) or Class A1 (non-combustible). The works shall not at any point include adaption to the buildings existing height. The development works noted do not include any works to the external balcony's.

As noted above the external works are to be like for like and no external dimensions to the footprint shall be altered.

The property is currently used as a residential block and this shall not change before, during or after the works.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Fire Risk Appraisal of External Wall construction (FRAEW) at Hampton Court to show the findings and required works.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ⊘ Permanent
- ◯ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We believe that the proposed external wall works constitute lawful development under the relevant provisions of planning legislation. The works involve the replacement of an existing combustible cladding system with a new non-combustible system on a like-for-like basis in terms of material placement and overall design. No alterations to the building's height, footprint, or external appearance (beyond material compliance) are proposed.

The proposed works are necessary and proportionate in response to the findings of a recent Fire Risk Appraisal of External Wall construction (FRAEW), which identified the building as high risk under the PAS 9980 methodology. The current cladding system poses a significant fire safety hazard, and its replacement is critical to ensure resident safety and ongoing building compliance with current fire safety regulations.

Given the urgent need to address the identified fire risk, and the fact that the works do not materially affect the external appearance of the building beyond upgrading the materials to meet fire safety standards, we respectfully request that Worthing Council confirms that the proposed works are lawful and do not require planning permission.

Site Visit

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Interest in the Land

Please state the applicant's interest in the land

- [x] Owner
- [ ] Lessee
- [ ] Occupier
- [ ] Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Matthew Beckett

Date

06/05/2025