

[REDACTED]

Subject: F.W. Norton Farm House - AL/35/20/12 & AL/35/20/13 - PRE COMMENCEMENT

Pls add below email to file and label as 'Suggested pre-commencement planning conditions'

There is already an email on the file with the agents agreement but not this email to what they are agreeing to

Thanks
Amy

[REDACTED]

Conditions

Hi David

I have now drafted my reports for these two applications and they are now with my Manager for finalising ahead of Committee, on 29th July.

Both myself and the Conservation Officer have picked up on the fact that the East Elevation is not correct – the 2 windows shown do not match the site photos provided – the drawings show 3 bay windows, the photos clearly show single bay windows (and for conservation purposes should stay as such). Please also add annotations to the new entrance door and existing double timber doors to the workshop to state these will be timber (as at the moment they could be seen as glazed). Please also add red bubbles around each of the proposed changes so all is clear. With the existing and proposed all on one sheet at present it is not clear at all.

Please amend the Elevation sheet and send to me by next Tuesday 7th July.

In addition, by then, please email me agreement to the below pre-commencement planning conditions (which are required for conservation & drainage purposes):

CONDITION 1

Prior to commencement of development, detailed drawings at an appropriate scale (e.g. 1:10 or 1:50) of the joinery and treatment of the new doors, windows, entrance porch and garage building must be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the details thereby approved.

Reason: To protect the significance of the listed building and preserve the character and appearance of the Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and policies HER SP1, HER DM1 and HER DM3 of the Arun Local Plan. It is necessary for this to be a pre-commencement condition to ensure the details of the alterations and new garage building would be appropriate prior to construction works.

CONDITION 2

No commencement of development unless and until a schedule of materials and finishes and samples of such

materials and finishes to be used for external walls (and roofs) of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity/setting of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with the National Planning Policy Framework and policies D DM1, D SP1, HER SP1, HER DM1 and HER DM3 of the Arun Local Plan. It is necessary for this to be a pre-commencement condition to ensure the materials and finishes would be appropriate prior to construction works.

CONDITION 3

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Amy Myer
BA Hons, MSc, MRTPI
Senior Planning Officer
Directorate of Place



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)

