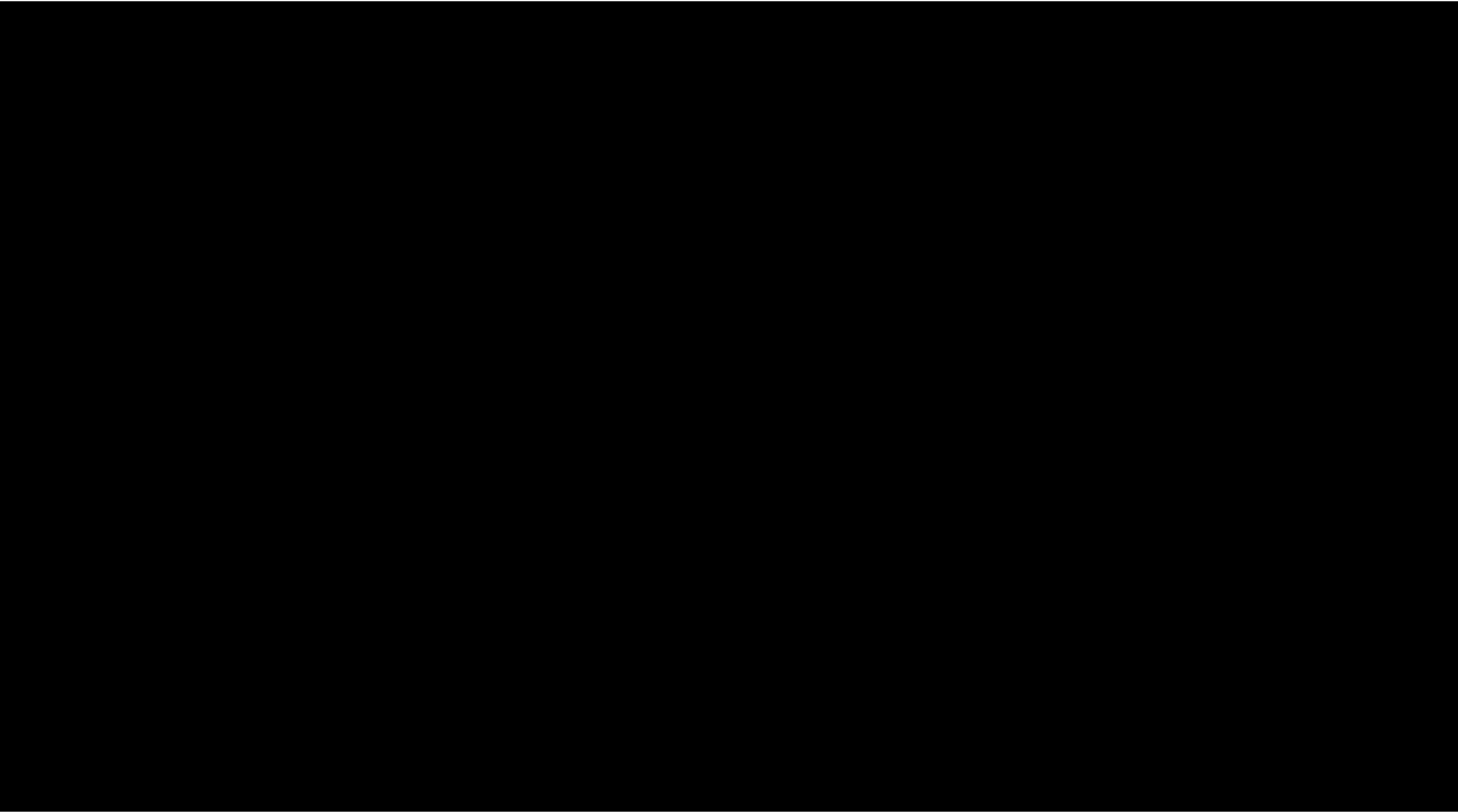




From: Jim Henn
Sent: 23 January 2014 10:52
To: Simon Davis
Subject: RE: RE: Planning Consultation on: AL/73/13/

Hi Simon,

Thanks for this.

Although the Engineers 'Report' doesn't provide a full Structural appraisal in accordance with the two publications I've listed, broadly we would accept what's detailed to demonstrate that the building can be converted. There are a couple of points we have concern over but happy control these when the Building Regulations submission is lodged.

Just wondering for the purposes of Policy DEV2 you mention, in future cases as this one, would it be of value that Planning automatically always request a '*Full Structural Appraisal (ref: BRE Digest 366 and/or ISE Report 'Appraisal of Existing Structures')* of the building will be required to ensure it's suitability for Change of Use' at the point of the Planning application being considered thereby satisfying your policy as the applicant would have to commission and present such a report to Building Control at some point in the future anyway?

Happy to meet up and discuss.

Ta

Jim

From: Simon Davis
Sent: 22 January 2014 17:30
To: Jim Henn
Subject: RE: Planning Consultation on: AL/73/13/

Hi Jim,

You previously responded to a consultation for AL/73/13 with the following (your email sent 30/10/13):

"Given the nature of the development, early Building Control responses/considerations in respect of this Planning proposal include:

- o A full Structural Appraisal (ref: BRE Digest 366 and/or ISE Report 'Appraisal of Existing Structures') of the building will be required to ensure it's suitability for Change of Use.*
- o Consideration should be made to the Means of Escape provisions in case of fire.*

I wondered had you viewed the attached when you made that comment (the attached being a Structural Survey by K.E. Hilton submitted at the time of the application)? The application is still live and I am trying to work out which way to go with it. In your opinion, does the attached Survey demonstrate that the building is "structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension"? If the survey doesn't do this then it would be clear that the application doesn't comply with Policy DEV2

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
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