Peter Cleveland

From: [redacted]
Sent: 07 November 2012 14:28
To: Peter Cleveland
Subject: RE: Aberdeen House, Arundel Road, Angmering
Attachments: windows.jpg

Hi Peter

As requested, please find attached details of the doors and windows. All to be timber and painted white to match the existing.

The doors and windows on the external elevations will be as follows:-

1. Front elevation - replace existing doorway with window - brickwork to match under 2. Side elevation - new french doors / windows to lounge and dining room
(2No.)
3. Rear elevation - bathroom window
4. Rear elevation - feature window in gable at first floor level.

Please could you also confirm that we can only install single glazing. The client would prefer double glazing.

If you should require any further details then please contact me.

Kind regards

Carl

-----Original Message-----
From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 07 November 2012 09:36
[redacted]
Subject: RE: Aberdeen House, Arundel Road, Angmering

Hi Carl

Thank you for the confirmation on the leadwork for the roof. With regards to the tiles, we considered it against the tile it was submitted with and pictures we have of the rear elevation.

The bricks, subject to the match you suggest, would be acceptable and we would not require the submission of these details, accordingly you can continue with these works.

The details of the windows and doors can be submitted under this current discharge of condition application(A/106/12/DOC) if it can be submitted prior to us determining the materials. This would mean that no further fee would be required.

Regards
Peter

-----Original Message-----

[redacted]
Sent: 06 November 2012 15:41
To: Peter Cleveland
Subject: RE: Aberdeen House, Arundel Road, Angmering

Hi Peter

Thank you for your e-mail below. We will carry on with leadwork on the roof and i will drop in another tile (although we are all of the opinion that that was an exact match and hope Ian Wightman is not looking at just the front elevation as the rear is slightly different).

Secondly we have cut out the openings for the new doors / windows that face the garden area. We have managed to salvage many bricks and flints that we will re-use around the openings and above but we will also need to use some new bricks. We have had a brick specilaist visit the site who has advised us to use an Oakfield Blend http://www.traditionalbrickandstone.co.uk/bricks.html. I need to order the bricks as we are running out of work. Do i need to get this brick approved or would it be ok to mix with the existing bricks. Please let me know what to do and if i do need to submit the brick would it be better to meet on site? And is another fee applicable?

Finally i need to submit a detail of the windows and doors. Again do i need to send in another fee with the details? We are proposing to match up the doors and windows from the garden room at the rear. Do you need to see these?

Many thanks

Carl

-----Original Message-----
From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 31 October 2012 11:34
[redacted]
Subject: RE: Aberdeen House, Arundel Road, Angmering

Hi Carl

I have spoken with Ian Wightman regarding the materials, his formal response is attached. As you will see he has not agreed to the materials. Accordingly we will need to discuss an alternative tile which is a closer match to that existing and the use of lead for the flat roof area.

With regard to the LB application, I will try and get a decision through as quickly as possible after the statutory advertisement period.

Regards
Peter

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-----Original Message-----
[redacted]
Sent: 31 October 2012 09:58
To: Peter Cleveland

Subject: RE: Aberdeen House, Arundel Road, Angmering

Hi Peter.

Sorry to chase again, but have you had chance to look at the roof tile and the fibreglass flat roof. As the weather has changed we need to weather in the building before we get damage to the existing walls. It would be great if you could have a look this week so we can undertake the roofing works next week.

Also, i have submitted the application for the removal of the internal wall.
As discussed last week, this will hold up the works as we need a decision as soon as possible. I understand if could take 8, however if there is any way to speed up the decision (either positive or negative) then this would be much appreciated.

Many thanks for your assistance

Kind regards

[redacted]

-----Original Message-----
From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 23 October 2012 15:42
[redacted]
Subject: RE: Aberdeen House, Arundel Road, Angmering

Hi Carl

Thanks for the email, I will have a look at the materials and get back to you as soon as possible.

With regard to the internal walls, I will discuss this with Ian tomorrow and get back to you with a response.

Kind regards
Peter

-----Original Message-----
[redacted]
Sent: 23 October 2012 11:42
To: Peter Cleveland
Subject: RE: Aberdeen House, Arundel Road, Angmering

Hi Peter.

The roof has now been pitched over the barn and we are starting to begin the internal works. I have submitted an application to agree the schedule of materials and dropped in a roof tile yesterday to your office. We would like to tile the roof in the next couple of weeks, therefore would it be possible for you to have a look at the tiles? and let me know if they are acceptable.
I have also dropped in an existing tile and we think it is a pretty good match. Could you let me know how long this application will take as i also need to agree the material for the flat roof.

Miss Burrows sent a letter to me and asked for further information before she would register the application. She mentioned a sample of the render but i explained we were matching the existing gable wall and sent her an elevation of the proposed works. I hope this is ok.

Finally, i have had many discussions with the owner regarding the removal of the internal wall. They have engaged a surveyor to prepare a small report to confirm that the wall has no historic value to the existing property and would

like to submit an application. However this will seriously delay the works so we will have to complete the work and return in a couple of years to remove the wall (this will be very costly for the clients). The clients who are solicitors, contacted Ian Wightman to see if he would return to site and discuss the value of the wall. He refused. Obviously they are not that impressed with Ian as he missed our arranged meeting and then decided to visit site without informing me of a time.

The most confusing aspect of retaining the wall is that it needs lining with a waterproof tanking system to prevent rising damp and therefore the wall will never be seen again. However permission was granted to remove 2 large areas of external wall (that is seen) to install french doors with side lights. Therefore the only reason to keep the internal wall is to retain the sizes of the existing rooms, which is usual when dealing with grade 2 listed houses of a certain period (ie to retain the character). However, these rooms are external stores that were used as cold rooms for the storage of meat. They have never been used as habitable rooms so therefore this reason cannot be used in our opinion. I should be very grateful if you could once again have a word with Ian and ask him if he would reconsider his initial thoughts.

Many thanks for your help Peter.

Regards

[redacted]

-----Original Message-----
From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 20 September 2012 15:58
[redacted]
Subject: RE: Aberdeen House, Arundel Road, Angmering

Hi Carl

The relevant conditions will need to be discharged formally as suggested.
The majority of the materials are likely to be acceptable, but the listed buildings advisor will have to consider whether or not he will accept the fibre glass covering to the internal hall area. This will satisfy the detail for the gable as you suggest below.

The listed building application would be required for the removal/openings of the internal walls as well as any other minor internal alterations that are required. Based on Ian Wightman's (Listed Building Officer) comments, the removal of these walls are unlikely to be acceptable. The internal walls form part of the historic fabric of the building, therefore loss of these is contrary to English Heritage guidance for the preservation of historic buildings and the NPPF. Out first stance is to protect historic structures, however if you were to clearly demonstrate within an application that its removal is required we may consider otherwise but that justification would need to be made within a listed building application.

Kind regards

[redacted]

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-----Original Message-----
[redacted]
Sent: 20 September 2012 12:10
To: Peter Cleveland
Subject: Aberdeen House, Arundel Road, Angmering

Hi Peter

The clients have now returned from holiday and i have advised them of our meeting last week. Can i just confirm that i need to submit an application to discharge the conditions placed on the approval notice. This application will be for the following approval of materials:-

Rear gable - render finish on timber framed wall Extension of side walls up to new roof height - flintwork to match Flat roof over internal hallway - fibreglass finish with roll bars to give the impression of lead.
Roof - clay tiles to match.

When we spoke last week you mentioned a listed building application but i can't remember what this was for. The approved drawing shows no detail for the gable and has been left blank so i assume we can deal with this in the discharge of conditions. The only deviation away from the approved plan would be the removal of the internal wall between the lounge and dining room. The client is very disappointed that this cannot be removed. Could you remind me again why this can't be removed and if a listed application was made, do you think this would be successful.

I have received an e-mail this morning from Paul Scamans and he still would prefer the internal walls to be removed as they are structurally in a poor state and will continue to deteriate over the next few years due to rising damp.

Therefore, please could you advise me about the discharge of conditions as mentioned above and provide me with an explanation about the internal walls so i can discuss this with the client again.

Many thanks

[redacted]

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