






Sent: 19 April 2017 17:21

To: Anita Gardner

Subject: RE: White Lodge Rectory Lane Angmering - A/207/16/HH and A/208/16/L

Importance: High

Dear Anita

Further to my agreement to an extension of time I would like to point out that since making the application for an extension to White Lodge, we have worked hard to address and accommodate the comments from the Conservation Officer so as to come to a mutually acceptable solution. Initially we commissioned a heritage statement, wherein the significance of this listed building was assessed by a suitably qualified Conservation Architect, so as to demonstrate where there were areas of real significance. This recognised that our wish to extend at the western end of the building did not harm the more significant areas of the building, and also demonstrated the plain Victorian nature of the existing extension which we wished to extend further.

The driving force behind this application has been the need to provide White Lodge with one large open plan room to the ground floor to facilitate a kitchen and family space that is suitable for contemporary living in a house of this size, but without harming the historic core by trying to avoid alterations to the smaller spaces therein.

In accommodating the Conservation Officer's comments, we have made a large number of substantial concessions:

- We have dispensed with the first floor element of the extension.
- We have redesigned the ground floor element to have a subservient form, which is lesser even than the Victorian extension, which is itself subservient to the main body of the house.
- We have reduced the new window openings, and omitted a roof light.
- We have set back the line of the front and rear walls from those of the Victorian extension, so that the original wall lines and extent can be read by anyone externally.
- We have included substantial nibs within the extended room internally to ensure the original gable wall will still be able to be understood internally, together with a down stand to the opening.

A sketch scheme to illustrate this much reduced proposal was provided ahead of any formal drawing amendments being submitted by our Architect to the Conservation Officer on the 27th March, which showed the scheme, including the internal opening as currently drawn. The Conservation Officer replied to our Architect the same day, stating that they were much more comfortable with the approach, and only suggesting the removal of a roof light, which we did.

Whilst we do not wish to be difficult in our relationship with the Conservation Officer, I do hope that you can see how after having provided opportunity for comment, having made substantial concessions, and then being encouraged that the scheme was acceptable and having this drawn up for formal submission, it is extremely frustrating to then be told that yet another element needs to change.

This final element of contention, and one on which we are struggling to see any merit in the Conservation Officer's view, is in the request to close down the width of the opening in the Victorian wall, which will be entirely internal. We have already ensured, through stepping back the wall lines externally, leaving very substantial nibs and by the necessity of a down stand internally, that the original external wall will be legible as such. The fabric which will be lost is of no historic value. This coupled with it being entirely within our home, not a visible change to the public realm, and in the least sensitive part of the building, make insistence upon such a reduction appear without warrant. It would also fundamentally restrict the function of the space which we are seeking to add here, so as to remove the need for any alterations in more sensitive areas.

On the basis of the above, and in light of the overall context, grade of listing, and compromising approach which we have adopted to seek a solution, we would be grateful if you could now consider our proposal in the round, and hope you will be able to balance the impact of the current scheme against the benefits it will offer, and support it as it is.

I look forward to hearing from you.

Best regards

David Craddock

David Craddock
Director

OCCL

Offsite Construction Centres Limited

Offsite Construction Centres Limited
White Lodge | Angmering | West Sussex | BN16 4JU

www.occl.co

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Registered office: White Lodge, Angmering, West Sussex, BN16 4JU. VAT Number 249 8430 73

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]

Sent: 13 April 2017 18:25

Subject: RE: White Lodge Rectory Lane Angmering - A/207/16/HH and A/208/16/L

Dear Mr Craddock,

Since discussions are still ongoing on these applications I would be grateful for your agreement to a further extension of time until 28-04-2017.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Planning Department, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Sent: 06 April 2017 16:14

To: Anita Gardner

Cc: Ross Aylward

Subject: RE: White Lodge Rectory Lane Angmering - A/207/16/HH and A/208/16/L

Dear Anita

I am pleased that at last we have an agreed form of external structure however I am very unhappy about the change in his direction on the size of the ground floor internal walls. This was discussed at length with him with my heritage assessor and architect and they agreed that a Nib was required that would show the difference in the two structures and times of construction. This we have clearly done by in two ways 1. By stepping back the line of the extension from the original house both front and back and 2. by keeping enough of the internal walls to show that there was a wall here previously.

The whole principle for the extension is to create a large space for open plan living with a room that is current with the way in which a family house of this size now lives. I am very adamant that this wall is removed to the size as we proposed because to close the room off in the way he suggests would make this room and this sense

of space unworkable. We have been extremely accommodating throughout this process and amended everything he has asked for but I feel that I really must at some point take a stance and I feel that his request is not reasonable and does make the extension work.

In the meantime I agree to another extension of time whilst this point can be clarified with our Heritage expert who is currently on holiday.

Best regards

David Craddock

David Craddock
Director



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White Lodge | Angmering | West Sussex | BN16 4JU
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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: 06 April 2017 15:54
[REDACTED]

Subject: RE: White Lodge Rectory Lane Angmering - A/207/16/HH and A/208/16/L

Dear Mr Craddock,

I have substituted the submitted plans for the originals and have discussed the revised plans with Dr Wightman. The design of the actual extension is now acceptable. His only remaining concern is the amount of wall being removed on the ground floor, especially under the beam.

He would rather see the ground floor layout plan amended to retain the side wall of the dwelling up to the limit of the family room with only the dining area open to the kitchen.

Without prejudice I would appreciate receipt of an amended floor plan to detail this area of walling retained .

The previously agreed extension of time expires tomorrow so unless this amendment can be made by 10am tomorrow morning I would suggest that it is extended further until 13-04-2017.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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Sent: 04 April 2017 19:30

To: Anita Gardner

Subject: White Lodge Rectory Lane Angmering - A/207/16/HH and A/208/16/L

Importance: High

Dear Anita

After a number of consultations with the listed building officer we have now amended the plans as enclosed.

I hope that these will meet both his and your approval.

I look forward to hearing from you.

Best regards

David

David Craddock
Director

OCCL

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