

From: Simon Davis
Sent: 28 August 2018 11:13
To: Planning Scanning
Subject: FW: BR/191/18/PL

Application correspondence

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Simon Davis
Sent: 28 August 2018 11:12
To: 'Phil Hamblin'
Cc: Richard Brooks
Subject: RE: BR/191/18/PL

Dear Phil,

Thanks for your email. Having read your D&A Statement, I see that you are aware of the relevant policies. In particular, policy HER DM3 which states that:

"Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:

- k. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,*
- l. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or*
- m. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and*
- n. Permission has been granted for the redevelopment of the site."*

In addition, HER DM2 which states that: *"Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use."*

My view is that your proposal is contrary to these two policies in that the building is considered to make a material contribution to the Conservation Area, the removal of the structure would not enhance the area and permission has not been granted for a redevelopment (in this respect, we have so far declined a pre-application enquiry for redevelopment which was not considered to enhance the Conservation Area).

It may be possible for you to satisfy criteria L but there would still be a conflict due to criteria N (i.e. the policy is an *either or* in respect of K, L & M but an *and* in respect of N). In respect of L, I see that you say in your statement that: *"it would seem a waste of resources (work, material, time and money), not to mention the disruption to the seafront tourist area in the short term to repair one element of the structure, when there are countless others that may well need attention, given the general condition of the building and its key structural elements. We believe that the structure has past it's useful life and that any repair work to restore the building to a functional sustainable long*

term enhancement to the area would be uneconomical." And: "In essence the building of this condition will require extensive works to enable it's refurbishment and provide a long term robust structure in such an aggressive atmosphere which may well be uneconomic in terms of the space in yields." You also mention having to deal with asbestos and with pigeon faeces.

However, I consider that you will need to do more to satisfy this criteria. For a start, you say it is uneconomical to fix the issues. However, by saying that you are also saying that the building is capable of repair. Our Engineer has also commented that it may be possible to fix the building. Can you provide a full breakdown of the costs of making good/repairing the building & dealing with the issues. Please also specify what is actually required for the repair. This may help us with assessing the application.

Kind Regards

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From: Phil Hamblin [REDACTED]
Sent: 24 August 2018 16:13
To: Simon Davis
Cc: Richard Brooks
Subject: RE: BR/191/18/PL
Importance: High

Dear Simon

The comment about looking at alternatives uses for the building is a bit irrelevant along with a number of the other comments given the condition of the buildings. I am not sure people quite understand how precarious these buildings are given that the primary support beams are in such a poor and dangerous conditions and its location to the open seafront. Currently the building has no alternative use and should not be used or occupied at all. As far as we are concerned the building is not safe and it is in a very public location. I also believe ADC building Control have been to site and have agreed that the condition is not good.

We are a little concerned that other departments and the Local councillor's haven't grasped the gravity of the situation and the state the buildings are in. I believe the Boroughs Engineers have also agreed with our condition statement on the primary structure and I would be grateful if this could be brought to the other consultees attention. The weather and climate is quite calm, but this will now change as the cooler and wet / windy weather arrives. Buildings don't get into this state overnight and it will not take much more to tip it over the edge.

The area in front of the site should not be a question for this application. The application is for the demolition only. A pre-enquiry has been previously submitted to ADC and it was agreed that this was a starting point for the redevelopment of the site.

Regards

Phil Hamblin | Eng M.I.C.E. AMIStructE

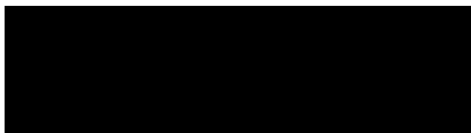


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