

Matthew Pickup

From: Damian Sullivan [Damian.Sullivan@arun.gov.uk]
Sent: 06 June 2013 14:00
To: matt@ptplan.co.uk
Cc: Nikolas Antoniou; Susan Leeson
Subject: RE: The Old Bakery, Bakery Lane, Bognor Regis - BR/20/13/
Attachments: Old Bakery Lane - Enf Letter - 22 05 13.pdf

Dear Mr. Pickup,

Having discussed this matter further with Officers, I have had the opportunity to re-examine my position and am now of the opinion that the alterations to the fenestration at this site constitute unauthorised development. This is because they form a material change to the appearance of the building and are unacceptable. Consequently, such changes have been included as a reason for Refusal under planning application BR/20/13.

Consequently, it is my intention to re-open the enforcement investigation with a view to pursuing formal action in this matter.

I trust that this information is of assistance to you

Regards,

Damian Sullivan
Planning Enforcement
Arun District Council
(01903) 737775

From: Matthew Pickup [REDACTED]
Sent: 06 June 2013 10:50
To: Susan Leeson
Subject: RE: The Old Bakery, Bakery Lane, Bognor Regis - BR/20/13/

Dear Susan,

My client has now sent me a scanned copy of a letter (attached) which was sent to him by Damian Sullivan, the Council's Compliance Officer.

You will see that this letter, which was written the day before your email to me of 23rd May, clearly states that there is no breach of planning control. This relates to both the use of the building as well as its fenestration.

I would be grateful if you could confirm that no planning application needs to be submitted in respect of the windows.

Kind Regards,

Matthew

Matthew R. Pickup

BSc (Hons) DMS MRTPI
Chartered Town Planner

Pickup Town Planning
57 Sea View Road

PORTSMOUTH
Hampshire
PO6 1EW



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From: Susan Leeson [<mailto:Susan.Leeson@arun.gov.uk>]
Sent: 23 May 2013 15:05
To: 'Matthew Pickup'
Subject: RE: The Old Bakery, Bakery Lane, Bognor Regis - BR/20/13/

However, the alterations to the building fenestration are not acceptable and need an application.

From: Matthew Pickup [REDACTED]
Sent: 23 May 2013 15:02
To: Susan Leeson
Subject: RE: The Old Bakery, Bakery Lane, Bognor Regis - BR/20/13/

Dear Susan,

I have just heard from my client with regards to the above property. He says that the works being undertaken were not in linked to the buildings conversion but related to the renewal of the electricity supply which needs to conform with current regulations to be appropriate for either office or possible future residential use.

Kind Regards,

Matthew

Matthew R. Pickup

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Chartered Town Planner

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Hampshire
PO6 1EW



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From: Susan Leeson [<mailto:Susan.Leeson@arun.gov.uk>]
Sent: 23 May 2013 14:18
To: 'Matthew Pickup'
Subject: RE: The Old Bakery, Bakery Lane, Bognor Regis - BR/20/13/

Dear Mr Pickup

Currently this is the same information that we have, we are all learning on the hoof with this one!

Regards
Susan Leeson

From: Matthew Pickup [REDACTED]
Sent: 23 May 2013 14:00
To: Susan Leeson
Subject: RE: The Old Bakery, Bakery Lane, Bognor Regis - BR/20/13/

Dear Susan,

Thank you for your email. I will speak with my client about the matters you have raised.

I understand that any future use of the building within Class C3 would have to go through the PNO procedure first.

With that in mind please could you advise me as to what the fee would be to submit a PNO soon after 30th May? The draft fees regulations state that fees relating to PNOs won't come into effect until 1st October...!

Kind Regards,

Matthew

Matthew R. Pickup

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Chartered Town Planner

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Hampshire
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From: Susan Leeson [<mailto:Susan.Leeson@arun.gov.uk>]
Sent: 23 May 2013 12:52
To: matt@ptplan.co.uk
Subject: FW: The Old Bakery, Bakery Lane, Bognor Regis - BR/20/13/

Dear Mr Pickup

Further to my email below, I visited the site again today with the DC Manager and he has asked to write to you to say that we note that work to convert the buildings as previously refused is continuing. I would advise you to stop this work, because it cannot be automatically assumed that the application will be considered as permitted development under the proposed changes to the Town and Country Planning (General Permitted Development)(Amendment)(England)Order 2013.

Regards

Susan Leeson

From: Susan Leeson
Sent: 21 May 2013 12:30
To: 'Matthew Pickup'
Subject: RE: The Old Bakery, Bakery Lane, Bognor Regis - BR/20/13/

Dear Mr Pickup

You should read the Statutory Instrument 2013 No 1101 and submit your prior notification accordingly.

Regards

Susan Leeson

From: Matthew Pickup [REDACTED]
Sent: 15 May 2013 12:40
To: Susan Leeson
Subject: The Old Bakery, Bakery Lane, Bognor Regis - BR/20/13/

Dear Susan,

I understand that you dealt with the above planning application which sought a change of use of the existing building (The Old Bakery and Flint House) to form 5 dwellings. You will recall that the application was refused on the basis that the LPA considered that the proposal would give rise to an unneighbourly form of development and result in the installation of inappropriate windows.

I have been asked to look at amending the refused scheme in order to address the Council's stated concerns. However, since being instructed to act for the building's owners, the Government has published an amendment to the GPDO which will allow changes of use of existing empty office buildings (Class B1(a)) to Dwellings (Class C3) as permitted development.

The above building was granted planning permission for use as 'offices' under BR/106/87 in 1987 and has been used by a variety of office occupiers (most recently the charities Outreach, United Response and Mencap plus two telephone sales companies and one small office used by an accountant) until it was vacated by its last occupiers in

January this year. No other applications for a change of use of the building have been granted by the LPA since 1987 meaning that the building has a lawful Class B1(a) use.

Given the foregoing I would be grateful if you could confirm that, as from 30th May 2013, the conversion of the building to 5 dwellings (as indicated in BR/20/13/) would be permitted development under Class J of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013?

I look forward to hearing from you shortly.

Kind Regards,

Matthew R. Pickup

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Chartered Town Planner

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PORTSMOUTH
Hampshire
PO6 1EW



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