ARUN DISTRICT COUNCIL
www.arun.gov.uk

Arun District Council
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Dx: 57406 Littlehampton
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e-mail:planning@arun.gov.uk
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Critchley Architecture and Design Ltd
The Old Brewery
15E South Street
Havant
PO9 2BW

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: BR/273/18/PL
Your Ref:
Date: 18th March 2019

Dear Miss Roberts,

Town and Country Planning (Pre-commencement Conditions) 2018
Notice of intention to impose pre-commencement conditions

Change Of Use From Hotel (C1 Hotels) To 4 No. Flats (C3 Dwelling House) Including Enlarged Dormer & Additional Door On Se Elevation.

The Gables Hotel 28 Crescent Road Bognor Regis PO21 1QG

Arun District Council are proposing to impose pre-commencement conditions on the above application.

A pre-commencement condition is defined in section 100ZA(8) of The Planning Act 1990 as a condition imposed on a grant of planning permission (other than a grant of outline planning permission within the meaning of section 92 of the Planning Act 1990) which must be complied with (a) before any building or operation comprised in the development is begun, or (b) where the development consists of a material change of use of any buildings or other land, before the change of use is begun.

The following Pre Commencement Condition/s are Proposed:

1 Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS 8233:2014. The scheme should include full details of glazing and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS 8233:2014 and all duct work should be fitted on antivibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

Reason: To safeguard the amenity of future residents in accordance with Arun Local Plan policy QE DM1. This is required to be a pre-commencement condition because it may be necessary to incorporate the agreed measures within the fabric of the building.

From 1 October 2018 section 100ZA(5) provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

In order to progress your application you are asked to confirm in writing your acceptance of the proposed condition(s) before the **1st April 2019**. If you are able to provide a substantive response before this date we may be able to issue a decision earlier.

Your other options are:-

- Provide comments before the **1st April 2019** on the proposed pre-commencement condition, in which case that condition cannot be imposed
- Choose not respond (i.e. remain silent). If there is no response by the **1st April 2019** the local planning authority may grant planning permission subject to the terms of the pre-commencement condition specified in the notice
- Indicate before the **1st April 2019** that you do not agree to the terms of the proposed pre-commencement condition, in which case the local planning authority may then either:

i grant planning permission without the pre-commencement condition,

ii seek written agreement to an alternative pre-commencement condition, or

iii refuse to grant permission (if it considers that the disputed pre-commencement condition is necessary to make the development acceptable in planning terms).

If you wish to discuss the contents of this letter, or if there is anything you do not understand, please contact the case officer on the above extension.

Yours sincerely

[redacted]

Neil Crowther
Group Head of Planning