

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 November 2019 10:49
To: Planning Scanning
Subject: FW: 16 Worthing Road, East Preston Your ref: EP/121/17/PL

From: Anita Gardner [REDACTED]
Sent: 14 November 2019 10:35
To: Planning.Responses [REDACTED]
Subject: FW: 16 Worthing Road, East Preston Your ref: EP/121/17/PL

Please scan as correspondence with agent

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

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From: Anita Gardner
Sent: 14 November 2019 10:31
To: Euan Clark - Folkes Architects [REDACTED]
Subject: RE: 16 Worthing Road, East Preston Your ref: EP/121/17/PL

Dear Euan,

If demolition takes place prior to discharge of the pre commencement conditions your client would be in breach of conditions 10, 11 and 15 and an enforcement file may be opened and the site monitored. If a breach is found to have taken place a Breach of Condition Notice or Temporary Stop Notice may be served, which if not complied with within the specified time may result in legal action being instigated through the Courts. There is no right of appeal to the Planning Inspectorate against a Breach of Condition Notice.

There are the following options to you to if demolition is urgently required:

- 1) You could make an application to vary the pre-commencement conditions,
- 2) I don't consider that the proposal would fall within Class B of Part 11 of the GDPO but you could submit a Lawful Development Certificate to determine whether the building could be demolished under Class B and if it is supported then submit a Prior Approval Application.
- 3) You could make a planning application to demolish the building

Regards
Anita Gardner

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

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From: Euan Clark - Folkes Architects [REDACTED]
Sent: 13 November 2019 18:01
To: Anita Gardner [REDACTED]
Subject: Re: 16 Worthing Road, East Preston Your ref: EP/121/17/PL

Good evening Anita,

Re: 16 Worthing Road, East Preston
Your ref: EP/121/17/PL

Our client has asked if it would be possible to allow the demolition of the existing property on the site prior to the satisfaction of the planning conditions for the above approval.

The reasoning for this is that the property is current sat vacant and is no longer in a condition that can once again be let out and in order to avoid any potential illegal occupation or malicious damage occurring our client would like to demolish the existing dwelling.

Most of the conditions relate to no work above DPC or pre-occupation, although there a couple of pre-commencement conditions, namely, Cond.11/12 – surface water drainage, Cond.13 – levels survey and Cond.15 – Construction Management Plan.

We are in the process of having winter ground water monitoring undertaken on the site to allow conditions 11/12 to be addressed. Condition 13 has already been undertaken.

We would be happy to submit a construction management plan prior to the demolition, which our client was thinking of under taking in the new year.

Happy to discuss if it is easier.

Kind Regards

Euan Clark BA(Hons) BArch MA RIBA
Associate Architect

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The Old Forge, 6 Church Street, Storrington, West Sussex, RH20 4LA



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