



From: Ashley Waitt [redacted]
Sent: 21 July 2021 12:40
To: Jasmine Kaur Singh <Jasmine.KaurSingh@arun.gov.uk>
Subject: Re: LU/124/21/PL

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Hi Jasmine,

Thank you for your help and emails.

I have spoken to the client and as per your recommendation we will withdraw the application and liaise directly with the HMO department. The client was really surprised as she has been consulting with them throughout the application and they explicitly said they could not go to inspect the new changes (firedoors etc which have been previously) due to covid 19. The client was extremely unhappy with this, as she had been discussing it directly with them and was shocked they said what they did, whilst telling her they would support.

We will follow up with the route you suggested.

Thank you for your help. Could I please receive an email with your recommended approach to the project.

Could we please withdraw the application.

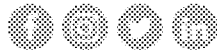
Could I get all the documents emailed through to myself please?

Best wishes,



Ashley Waitt Director | Architect





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On Wed, Jul 21, 2021 at 11:16 AM Jasmine Kaur Singh <Jasmine.KaurSingh@arun.gov.uk> wrote:

Hi Ashley,

I had also sent the email on Monday but no response was received. If you could kindly respond to my email by 1.30pm to confirm whether you wish to withdraw. If do not hear back from you by 1.30pm – I will recommend the application for refusal.

Many thanks

Jasmine

From: Jasmine Kaur Singh

Sent: 19 July 2021 6:00pm

Subject: LU/124/21/PL

Hi Ashely,

I tried to return your call back and I was not able to get through.

Parish Council has raised objection to the proposal and therefore usually the application is presented to the planning committee – only if it is recommended for approval.

HMO team – has also raised objection to the proposal and plans need revisions and you can view the comments online. I suggest that if you withdraw the application and revise the plans in accordance with HMO team's suggestions:

Fire Safety

- Appropriate fire precaution facilities and equipment must be provided of such type, number and location as are considered necessary. Guidance on fire safety is contained in the LACORS guidance document – “Housing – Fire Safety, Guidance on fire safety precautions for certain types of existing housing”
 - No.22 – A room where the only escape route is through another room is termed an “inner room” and poses a risk to its occupiers if a fire starts unnoticed in the outer room. The first floor rear bedroom within building 22 is an inner room as egress is via the kitchen. An escape window should be installed to the bedroom, but only if all of the following criteria can be met:
 - They serve rooms whose floor level is no more than 4.5m from the ground;
 - Every room served by the escape window has access to it without entering another habitable room;
 - If it is necessary to pass through the escape route to reach the window, consideration should be had to the travel distance involved;
 - Occupiers are able-bodied individuals who can reasonably be expected to exit via the window unaided;
 - There is no basement well or other encumbrance beneath the window such as railings or a conservatory;
 - The escape window is openable from the inside without the need for a key and the ground below is level and free of obstructions; and
 - The window should lead to a place of ultimate safety. However, if this leads into a courtyard or back garden where there is no exit, it should be at least as deep as the building is high
 - No.22 – Ensure there is adequate compartmentation between the first floor rear bedroom and the kitchen (minimum 30 minutes fire separation)
- 2 • The internal escape route to both buildings should provide 30 minutes fire resistance, including the provision of 30-minute fire resisting and self-closing fire doors (FD30S) throughout the escape route, to each bedroom, to all kitchens, the ground floor communal room (18-20) and the store cupboards (18-20) if a source of ignition is present.

- All bedroom and final exit doors should be openable from the inside without the need for a key; for example thumb turn locks, push bars.
- A Grade D1, LD2 fire system is required to both buildings, comprising interlinked mains wired alarms with integral tamper-proof battery back-up located –
 - throughout the escape route (smoke alarm) • within each bedroom (smoke alarm)
 - to the communal room (18-20) (smoke alarm)
 - to the store cupboards (18-20) if a source of ignition is present (smoke alarm)
 - to the cellars (smoke alarm) • within each kitchen (heat alarm) • Fire blankets should be provided to all kitchen areas
 - Emergency lighting may be required to both escape routes if there is a lack of natural and borrowed light • Conventional lighting to be provided externally (emergency lighting may also be required)
- Room Sizes
 - Room sizes should meet the minimum standards for houses in multiple occupation. From a previous inspection of the property, it is noted that the ground floor rear bedroom within building 18-20 measured 6.32m² ; this bedroom is suitable only for a child up to the age of 10 years. The minimum room sizes are as follows:
 - 4.64m² for a child under the age of 10
 - 6.51m² for single-occupancy
 - 10.2m² for double-occupancy N.B. The minimum room sizes above are dependent on the kitchen and communal room measurements – please refer to Arun’s HMO Standards Licensing
 - Any property that has 5 or more people sharing facilities will require a licence from the Council and the property must meet minimum standards Ventilation & Heating
 - Kitchens should have adequate mechanical ventilation
 - Mechanical extraction should be provided to all bathrooms/shower rooms/en suites
 - All bathrooms/shower rooms/en suites should have appropriate heating installed Windows
 - Opening limiters should be installed to all windows above the ground floor to prevent windows being opened more than 100mm. Opening limiters should not be key operated
 - 3 General
 - Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards • Must meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020)
 - Must meet the requirements of The Management of Houses in Multiple Occupation (England) Regulations 2006
 - Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site
 - Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended)

Please revise the plans in accordance with the advise from the HMO team.

Re-submission of the application would enable to reconsult that all the consultees will be consulted again and including the Parish. If the Parish does not object, the matters will be dealt under the delegated powers.

To avoid refusal please confirm whether you wish to withdraw the application.

I look forward to hear from you.

Kind Regards

Jasmine

<http://www.arun.gov.uk>

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