

Application to Discharge Conditions
57 High Street, Littlehampton, BN17 5EJ
Mansard Roof Extension and First-Floor Conversion
Applicant: Roundwood Properties
Job Number: 25015TE

1. Introduction

This application has been prepared to seek partial discharge of Conditions 4, 7 and 12 attached to planning permission reference **LU/244/23/PL**, which was approved on **20th December 2023**.

The original consent granted permission for the construction of a new residential building, including dwellings and associated parking, together with works to the existing building at the front of the site. At this stage, the applicant is proceeding with the conversion of the existing first floor above the retail unit into two residential flats and the extension of the second floor with a mansard roof.

Given that these works represent only part of the total approved development, we acknowledge that this application seeks only to partially satisfy the relevant conditions insofar as they relate to the works described above.

2. Condition 4 – Schedule of External Materials

"No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the external walls and roofs of the dwellings has been submitted to and approved in writing by the Local Planning Authority..."

The only external material relevant to this phase of the development is the proposed roof covering for the mansard extension. The applicant proposes to use **Jutland Slate** by **Swisspearl**, a high-performance fibre cement slate with the following specification:

- **Dimensions:** 600 x 300mm
- **Thickness:** 4mm
- **Appearance:** Smooth, straight-edged, semi-matt finish
- **Certification:** Complies with EN492, Class B strength
- **Manufacture:** Pigmented and fully compressed fibre cement with acrylic coating

Jutland Slate is a durable, lightweight product suitable for complex roof formations and offers aesthetic qualities comparable to natural slate, in keeping with the architectural character of the surrounding area.

Samples can be provided to the Local Planning Authority upon request.



Two examples of the Jutland slate tile.

3. Condition 7 – Rooflight Details

"Prior to their insertion details of the rooflights to be inserted, which shall all be of a 'conservation' style pattern, and flush with the roof plane, shall be submitted to and approved..."

A total of **nine conservation-style rooflights** are proposed on the sloping mansard roof, and **two flat roof skylights** on the flat roof area.

- The pitched rooflights will be **Velux Conservation Roof Windows**, size **C04 (55x98cm)**, installed flush with the roof plane to minimise visual impact.
- Further technical information, including specification sheets from Velux, is included in document **25015TE Conservation Roof Windows**.
- Details of the flat roof skylights, including dimensions and installation details, are provided on drawing **25015TE-BC-(07)03-Sections-CC**, issued as part of this submission.

4. Condition 12 – Water Efficiency

"No individual dwelling hereby approved shall be occupied until the optional requirement for restricted water consumption in Part G of the Building Regulations..."

The applicant confirms compliance with the water efficiency requirement under Part G of the Building Regulations. The relevant calculations, demonstrating a maximum water consumption of 110 litres per person per day, are submitted under document reference **25015TE Water Calculations**.

These calculations have already been submitted to and approved by Building Control as part of the ongoing works.



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