

Nicola Spencer

From: Anita Gardner
Sent: 29 January 2019 10:02
To: Planning.Responses
Subject: FW: LU/328/18/PL 90/91South Terrace, Littlehampton
Attachments: 955_DESIGN AND ACCESS STATEMENT REV A.PDF; 955_90ST_P05.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please treat as a substitute DAS. I am awaiting a revised document issue sheet for the plans.

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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Save the environment - think before you print.

From: Edmund T. Green [REDACTED]
Sent: 28 January 2019 12:59
To: Anita Gardner
Cc: Djilali cheddidi; Djilali Cheddidi; Nick Grimmett
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

Thank you for your email.

As mentioned previously, would you mind clicking 'reply-all' when responding to my emails so that all intended recipients receive a copy of the correspondence. Many thanks in advance.

I'm afraid the Conservation officer is slightly miss-reading the drawings as the plans show the French doors and balcony being removed, as does the south elevation. Regardless, I have now amended the drawings pack and the DAS to reflect the re-instatement of these features. Please note that due to the increased FFL of the upper ground floor, the balcony is now positioned higher in the elevation. I have also included a note relating to the proposed roof lights being of a conservation style - see attached.

In answer to your comment in your email last Friday regarding the Gross Internal floor Area of each flat (apologies for not addressing this in my reply on Friday), you will see that the individual room sizes and the GIA of each flat are already shown on the proposed plans. The GIA is shown outside each flat's respective front door - please don't hesitate to let me know if you are unable to spot it.

Would it be feasible for me to speak to a member of the Local Town Council to better understand their concerns regarding the South Elevation? If changes could be made to the fenestrations that would appease the local council's concerns and would be supported by yourself then I'm sure the applicant would be happy to oblige.

I see that no consultation between Arun District Council and the highways team at West Sussex County council has been uploaded to the planning portal. Has consultation of this nature been carried out? If so, would existence of this eliminate the relevance of the local town councils concerns regarding on-site parking?

I'm afraid I don't understand how a Local Town Council can object to an application based on a statement that contradicts their own highways officer. Please could you offer some clarity on this situation? Please feel free to give me a call if more convenient.

We agree to the EOT until 08/03/2019.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

Armstrong Simmonds Architects Ltd
Unit 23,
Battersea Business Centre,
99-109 Lavender Hill,
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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 28 January 2019 10:15
To: Edmund T. Green [REDACTED]
Subject: RE: LU/328/18/PL 90/91 South Terrace, Littlehampton

Hi Edmund,

The Town Council comments are as follows:

"The Committee object to the proposals on the following grounds. The design of the southern elevation was considered to be out of character in terms of its appearance compared with the surrounding area. Observing that the number of flats had increased from 6 to 8, the number of parking spaces proposed remained at 4 and the application was therefore considered to lack sufficient on-site parking provision"

The Conservation officer's comments are as follows :

"I note that reference is made to the removal of the upper ground floor south facing balcony and French windows within the Design and Access Statement. However, they still appear on the plans and it is not clear which approach is correct. I am of the opinion that the balcony and French windows should remain as part of the scheme, and would enhance the elevation".

The Conservation Officer is currently out of the office and will not be returning for another week so I cannot clarify his comments further at this stage. I suggest that the DAS is amended to accord with the plans and that the roof light is noted as conservation style with no additional glazing bars added at this stage. The precise design of the roof light could be conditioned if necessary. I will discuss your response with the Conservation Officer upon his return and will advise you at that stage if any further changes to the application are required.

If after re-advertising the application the Town Council withdraw their objection the application could be determined under delegated powers, but as matters currently stand the requested EOT is necessary and I would appreciate your confirmation by return.

Regards

Anita Gardner

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From: Edmund T. Green [REDACTED]
Sent: 25 January 2019 17:41
To: Anita Gardner
Cc: Djilali cheddidi; Djilali Cheddidi; Nick Grimmett
Subject: RE: LU/328/18/PL 90/91 South Terrace, Littlehampton

Hi Anita,

Many thanks for your email.

More than happy for the roof lights to be a conservation style, I will add labels to the plans accordingly. Would these need to have the central glazing bar? Or is the profile of the aperture above the roof slope more relevant in this case?

Regarding the French doors and balcony on the south elevation - given the facing material of the balcony is concrete, we understood that by removing the balcony (and subsequently the out-of-character material) we would aid the overall aesthetic of the elevation. However, if the conservation officer insists that retaining this balcony would be fitting to the character of the existing building then we will of course make the amendment as requested. Would you please confirm with the conservation officer that this is the case? I will await your confirmation before altering the drawings pack.

I'm surprised to learn that the Town Council have objected to this scheme when it is so visually similar to the previously approved scheme.

Do you know if the Town Council's objection is based purely on the removal of the French doors and balcony? If so, we are more than happy to reinstate these.

In relation to the impact on parking provision it is argued that the parking shortfall of the proposed scheme is significantly lower than the parking shortfall of the club in its previous use. Furthermore, this statement has been supported by the West Sussex County Council Highways Officer. We foresaw the parking shortfall being a potential issue and conducted a pre-app service with Ian Hayward at West Sussex County Council to understand if the shortfall would give any reason for refusal. Ian's assessment concludes as follows:

"As such the Local Highways Authority does not consider that the proposal for [sic] would have any 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist an amendment of this basis."

Given that this comment came from the County Council that umbrellas Littlehampton Town Council, I fail to understand why the local authorities would choose to contradict their own highways officer. Any clarity you could offer on this would be greatly appreciated.

If the Town Council's two objections can be resolved then will determination at committee still be necessary?

If so, then we will of course agree to the extension of time as suggested, but I would appreciate further details on this in the meantime. Please feel free to give me a call if more convenient.

I hope you have a good weekend.

Kind Regards,

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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Battersea Business Centre,
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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 25 January 2019 11:14
To: Edmund T. Green <[REDACTED]>
Subject: RE: LU/328/18/PL 90/91 South Terrace, Littlehampton

Dear Edmund,

I have discussed the revisions with my Team Leader and the amendment will need re-advertising. The advertising period will now expire on 20-02-2019.

The Conservation officer has noted that reference is made to the removal of the upper ground floor south facing balcony and French windows within the Design and Access Statement and this should be altered to accord with the submitted plans. The balcony and French windows are considered to enhance the elevation. The rooflights should be of conservation standard so as to reflect the character of the building and the local area. These could be indicated as such on the submitted plans to demonstrate that these will be in keeping.

The Town Council have objected to the proposal on the following grounds:

- The design of the southern elevation is considered to be out of character in terms of its appearance compared with the surrounding area.
- Observing that the number of flats had increased from 6 to 8, the number of parking spaces proposed remains at 4 and the application was considered to lack sufficient on-site parking provision.

Since the application is being re-advertised you may wish to consider further design /layout amendments to the proposal to address these concerns.

I would also appreciate confirmation of the Gross Internal Floor Area for each flat to demonstrate adherence with the Nationally Prescribed Space Standards. If the internal floor areas are not compliant this would be a reason for refusal of the application.

Given the current Town Council objection the application would need to be determined at Development Control Committee if recommended for approval. The first available committee following re-advertisement would be 06-03-2019 and I would therefore appreciate your agreement to an extension of time on the application until 08-03-2019.

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:

Edmund T. Green [REDACTED]
Sent: 24 January 2019 10:32
To: Anita Gardner
Cc: Djilali cheddidi; Nick Grimmett
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

Just a polite chase on the below. Please feel free to give me a call if that would be more convenient for you.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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[REDACTED]

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From: Edmund T. Green
Sent: 22 January 2019 10:42
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
Cc: 'Djilali cheddidi' [REDACTED] Nick Grimmett [REDACTED]
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

I hope you are well.

I just wanted to check you had received below, and to enquire after the progress of this application.

Any updates you could provide would be greatly appreciated.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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From: Edmund T. Green
Sent: 18 January 2019 18:09
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

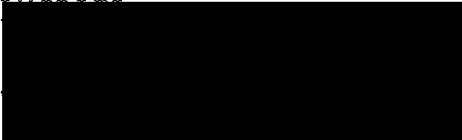
Please see attached. You will see that I have added orange dashed lines on each drawing where an amendment can be seen. The orange line represents the outline of the form under the previous revision.

I trust this diagram is sufficient, but please feel free to give me a call if you require any further clarity.

Kind Regards

Edmund Thomas Green
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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 18 January 2019 15:03
To: Edmund T. Green < >
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Edmund,

Please can you just send the affected elevations and cross section plans to me for consideration with the alteration clearly indicated. I can then itemise the change for discussion with my team leader and consider whether re-advertisement would be required.

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: Edmund T. Green [REDACTED]
Sent: 16 January 2019 16:07
To: Anita Gardner
Cc: Djilali cheddidi; Djilali Cheddidi; Nick Grimmett
Subject: RE: LU/328/18/PL 90/91 South Terrace, Littlehampton

Hi Anita,

Further to the below, it has been just been drawn to my attention that there was one more error in Grahams original drawings (submitted under REF: LU/197/17/PL) that I missed when translating the drawings into CAD.

The stair access to the roof terrace did not stand tall enough to give the inhabitants sufficient head height (minimum 2m) when climbing the final flight. I have amended the drawings to allow for this head-height, the impact of this on the scheme is the roof terrace access stairs now protrudes a further 500mm onto the roof terrace. I have also added a gutter and downpipe onto the stair access, visible on the east elevation.

Please see the amended drawings attached. The alteration will be most readable in Section AA.

Please confirm receipt of the attached and if this amendment is acceptable. I apologise for the last minute nature of this.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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[REDACTED]

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From: Edmund T. Green

Sent: 16 January 2019 10:39

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Cc: 'Djilali cheddidi' [REDACTED] 'Djilali Cheddidi' [REDACTED] Nick Grimmett [REDACTED]

Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

I hope you are well. I was just looking for an update on this application.

Please feel free to give me a call if it is more convenient.

I look forward to hearing from you soon.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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From: Edmund T. Green

Sent: 10 January 2019 12:48

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Cc: 'Djilali cheddidi' [REDACTED] 'Djilali Cheddidi' [REDACTED] Nick Grimmett [REDACTED]

Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

Thanks for letting me know. I look forward to hearing from you in due course.

Djilali - Please see the correspondence from Anita below.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 10 January 2019 12:28
To: Edmund T. Green [REDACTED]
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Edmund,
I am unlikely to be looking at the application in any detail before the middle of next week. I will contact you before passing through my officer report if there are any issues at that stage. I apologise for the delay, but I have an urgent and high caseload and am prioritising the oldest applications first.
Regards
Anita

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: Edmund T. Green [REDACTED]
Sent: 10 January 2019 10:27
To: Anita Gardner
Cc: Djilali cheddidi; Djilali Cheddidi; Nick Grimmett
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

I've just tried giving you a call but was unable to get through.

Further to the below, the decision date for this application is tomorrow. I was still hoping that you and I might have the chance to speak before you issue your decision so that we might discuss any concerns you have.

If you have no concerns with the scheme and are intending to recommend the application for approval, then please inform me as such.

I hope to hear from you soon.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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From: Edmund T. Green

Sent: 08 January 2019 10:54

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Cc: 'Djilali cheddidi' < > 'Djilali Cheddidi' < >; Nick Grimmett < >

Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

I understand that you're back in the office today, so I just wanted to wish you a Happy New Year.

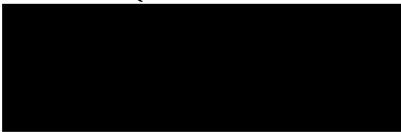
The target date for this application is this coming Friday, so I was hoping that you and I might be able to speak prior to then. I will be in the case all day, every day this week, so please call at your convenience. Alternatively, if you will be recommending the application for approval then please let me know.

I hope to hear from you soon.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 24 December 2018 10:40
To: Edmund T. Green [REDACTED]
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Edmund,
I acknowledge receipt of the revised plans which will be substituted.
I am not in after the Christmas break until 08-01-2019 so it is probably best if we try and catch up at the end of that week or the beginning of the week after
Hope you have a good Christmas
Regards
Anita

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: Edmund T. Green [REDACTED]
Sent: 21 December 2018 11:59
To: Anita Gardner
Cc: Djilali Cheddidi; Djilali cheddidi; Nick Grimmett
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

I hope you are well. Please find the attached revised landscaping scheme showing the railings as requested. Please confirm receipt of the attached.

Also, I understand that the consultation period for this application ended yesterday. Therefore, I was hoping we might have a quick chat in the New Year to discuss the progress of the application. I'd also be interested to hear your thoughts on the revised scheme.

With that in mind, please let me know some dates and times you might be available to speak in the first week of January.

I hope you have a lovely Christmas break and I look forward to speaking with you in the new year.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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[REDACTED]

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From: Edmund T. Green

Sent: 11 December 2018 11:24

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Cc: 'Dijlali Cheddidi' [REDACTED] 'Dijlali cheddidi' [REDACTED] Nick Grimmett <[REDACTED]>

Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

The new drawings are as follows:

955_90ST_X011 - Street Elevation (Bayford Road) EXISTING
955_90ST_X012 - Street Elevation (South Terrace) EXISTING
955_90ST_D114 - Street Elevation (Bayford Road) PROPOSED
955_90ST_D114 - Street Elevation (Bayford Road) PROPOSED

Are you able to answer my query regarding the roof terrace access?

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

Armstrong Simmonds Architects Ltd
Unit 23,
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[REDACTED]

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: 11 December 2018 11:12

To: Edmund T. Green [REDACTED]

Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Edmund,

If you can confirm the new drawing numbers a new issue sheet won't be necessary

Regards

Anita



From: Edmund T. Green [REDACTED]
Sent: 11 December 2018 09:35
To: Anita Gardner
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

Thank you for your email.

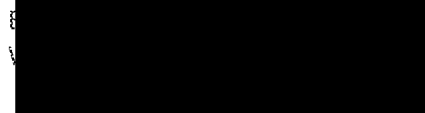
No drawings have been amended, but I had added four more drawings showing the street elevations - 2 existing and 2 proposed. The only plans that have been amended were to correct the errors that you pointed out in the drawing titles / room labels in your previous email.

Is a drawing issue sheet still required?

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 11 December 2018 09:32
To: Edmund T. Green [REDACTED]
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Edmund,

Please can you let me know which plans have been amended and let me have a drawing issue sheet?

Regards

Anita Gardner



From: Edmund T. Green [REDACTED]
Sent: 10 December 2018 [REDACTED]
To: Anita Gardner
Cc: Djilali cheddidi; Djilali Cheddidi; Nick Grimmett
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

I hope you had a good weekend. As per the below, please find the amended drawings attached showing the railings incorporated into the drawings as requested. Please confirm receipt of the attached.

I will speak to PJC tomorrow regarding the landscaping plan and ask them to follow suit.

Any additional thoughts regarding the roof terrace access?

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

Armstrong Simmonds Architects Ltd
Unit 23,
Battersea Business Centre,
99-109 Lavender Hill,
SW11 5QL

[REDACTED]

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From: Edmund T. Green
Sent: 05 December 2018 13:10
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
Cc: 'Djilali cheddidi' [REDACTED] 'Djilali Cheddidi' [REDACTED] Nick Grimmett <[REDACTED]>
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

Thank you for getting back to me so quickly. Can I request that you 'reply all' to any emails between us so that the applicant and any of my colleagues copied in also receive a copy of the correspondence.

I will update the drawings as requested and should get them back to you by the end of this week.

What are your thoughts regarding the roof terrace access?

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

Armstrong Simmonds Architects Ltd
Unit 23,
Battersea Business Centre,
99-109 Lavender Hill,
SW11 5QL

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 05 December 2018 12:33
To: Edmund T. Green <[REDACTED]>
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Edmund,
Please can you indicate the railings on the landscaping layout plans and the street scene
Regards
Anita

Please can you include the railings on the landscaping layout plan and the Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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Save the environment - think before you print.

From: Edmund T. Green [REDACTED]
Sent: 05 December 2018 [REDACTED]
To: Anita Gardner
Cc: Nick Grimmett; Djilali cheddidi; Djilali Cheddidi
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

Thank you for your email - please address me as Edmund.

Please find the amended drawings attached showing the drawing title/labelling errors corrected - thank you for drawing these to my attention.

In regards to the roof terrace access; the width shown in our proposal is the same as was the shown in the previously submitted plans. I now note that the plans and elevations submitted under the previous application do not correspond to one-another. If you measure off the plans you will see that the proposed width is approx. 3.4m, which we have replicated in this application.

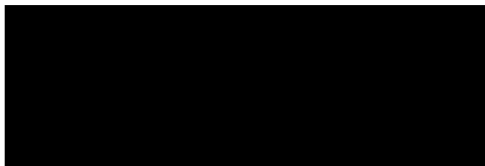
In regards to the railings on the street scene, we are not proposing that these are removed but they have not shown in the proposed elevations to avoid over-complicating the drawings. Is it feasible for these to be instated via a condition in the any decision notices? If not please let me know and I shall supply a set of 'street elevations' showing the railings still in place.

Your clarity on the above would be greatly appreciated. Please don't hesitate to give me a call if it is more convenient.

Kind Regards

Edmund Thomas Green
Architectural Assistant, BA (Hons)

Armstrong Simmonds Architects Ltd
Unit 23,
Battersea Business Centre,
99-109 Lavender Hill,
SW11 5QL



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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: 04 December 2018 11:44

To: Edmund T. Green <

Subject: LU/328/18/PL 90/91South Terrace, Littlehampton

Dear Mr Green,

I have had preliminary discussions regarding your application with the Conservation officer today.

It is noted that the North Elevation Proposed 955_90ST_x010 is incorrectly titled and should read Existing North Elevation and the Second Floor Plan refers to the bedroom to Flat G as the second bedroom when it is the only bedroom.

It is also apparent that the access to the roof terrace has been widened and is now visually more prominent in the street scene and adversely detracts from the Building of Character. The railings have also been deleted from the proposal and these made a positive contribution to the character of the area. Accordingly, without prejudice, these items should be amended/included within the submitted scheme.

Regards

Anita Gardner

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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