

Hannah Riddle

From: Obafemi Okusipe
Sent: 22 April 2022 10:10
To: Planning.Responses
Subject: FW: LU/411/21/PL - 90-91 South Terrace, Littlehampton
Attachments: Graham Nicholls Flood Risk Assessment.pdf; Flood Risk Assessment.pdf; 28118-PD210B Proposed Elevations and Sections.pdf; ea86700b69424fe.rtf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

Kindly upload and make confidential.

Kind regards,

Obafemi Okusipe
Senior Planner

E: obafemi.okusipe@arun.gov.uk

Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.

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From: Obafemi Okusipe
Sent: 22 April 2022 10:07
To: planningSSD@environment-agency.gov.uk
Subject: FW: LU/411/21/PL - 90-91 South Terrace, Littlehampton

Dear Sophie,

Many thanks for your comments dated 5th April 2022. The agent has responded to your comments in the attached documents. I have also attached your comment for ease of reference. Kindly provide your updated comments in the light of the information provided. I will appreciate your swift response in this regard. Many thanks for your support.

Kind regards,

Obafemi Okusipe
Senior Planner

E: obafemi.okusipe@arun.gov.uk

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From: Michael Saunders [REDACTED]
Sent: 22 April 2022 09:51
To: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>
Subject: FW: LU/411/21/PL - 90-91 South Terrace, Littlehampton

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Hi Obafemi,

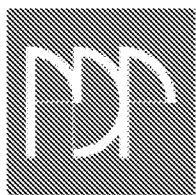
Further to our telephone conversation, please find attached the Flood Risk Assessment that was submitted and the Original Flood risk Assessment (Graham Nicholls FRA) from the previously approved scheme which has the data from the Environment Agency which states that no habitable accommodation should be provided below 4.95AOD tidal level shown in the 1:200 year event situation.

There is no residential accommodation to the lower ground floor of the proposed scheme and all habitable accommodation is on the upper ground floor and above and the upper ground floor level is set at 5.02AOD (as shown on attached drawing 28118-PD210B).

Kind regards,

Michael Saunders – Partner

BA(Hons) DipArch MA RIBA



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From: Obafemi Okusipe [<mailto:Obafemi.Okusipe@arun.gov.uk>]
Sent: 21 April 2022 18:47
To: Michael Saunders [REDACTED]
Subject: RE: LU/411/21/PL - 90-91 South Terrace, Littlehampton

Dear Michael,

Many thanks for your response to agree the extension of time. Although, we have been waiting for comments from the Conservation Team but I am not sure you picked-up the comments from the Environment Agency which has

been in the public domain since 11th April 2022. This needs your swift response. I have attached a copy of their comments for ease. Many thanks for your cooperation.

Kind regards,

Obafemi Okusipe
Senior Planner

E: obafemi.okusipe@arun.gov.uk

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From: Michael Saunders [REDACTED]
Sent: 20 April 2022 17:51
To: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>
Subject: RE: LU/411/21/PL - 90-91 South Terrace, Littlehampton

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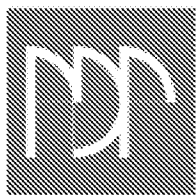
I have spoken with my client who agrees to an extension of time until this Friday (22nd April 2022) to enable you to consult with your senior colleague, but would request that this enables a decision to be made on Friday.

All amendments requested by the conservation officer have been made to the elevations (brick to 1st floor and clay tile roof) as per the revised drawings submitted on 22nd March 2022, so these amendments should address the concerns raised.

My client has obligations for the project to proceed on site, so delays will be costly, so a swift resolution of this extended determination period would be greatly appreciated.

Kind regards,

Michael Saunders – Partner
BA(Hons) DipArch MA RIBA



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From: Obafemi Okusipe [mailto:Obafemi.Okusipe@arun.gov.uk]

Sent: 19 April 2022 16:14

To: Michael Saunders [REDACTED]

Subject: RE: LU/411/21/PL - 90-91 South Terrace, Littlehampton

Dear Michael,

I'm afraid there is no update. No response is forth coming from the Conservation Team. I will discuss my options with my senior colleague this Friday. However, we will need to agree to another extension of time to facilitate further processing. Many thanks for your cooperation.

Kind regards,

Obafemi Okusipe

Senior Planner

E: obafemi.okusipe@arun.gov.uk

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From: Michael Saunders [REDACTED]

Sent: 19 April 2022 10:58

To: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>

Subject: RE: LU/411/21/PL - 90-91 South Terrace, Littlehampton

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Good morning Obafemi,

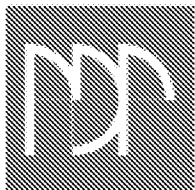
I note today is the agreed extended determination for this application. Can you update me on whether we will be receiving a decision notice today?

Many thanks.

Kind regards,

Michael Saunders – Partner

BA(Hons) DipArch MA RIBA



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From: Michael Saunders

Sent: 13 April 2022 12:42

To: 'Obafemi Okusipe' <Obafemi.Okusipe@arun.gov.uk>

Subject: RE: LU/411/21/PL - 90-91 South Terrace, Littlehampton

Hi Obafemi,

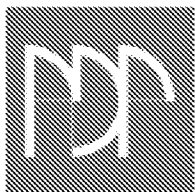
Please find attached the application form revised to clarify the use of the development as C3(b). I trust this is sufficient to cover this matter.

Many thanks.

Kind regards,

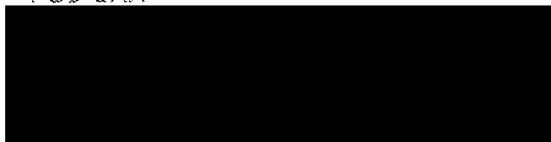
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From: Obafemi Okusipe [<mailto:Obafemi.Okusipe@arun.gov.uk>]
Sent: 13 April 2022 10:38
To: Michael Saunders [REDACTED]
Subject: RE: LU/411/21/PL - 90-91 South Terrace, Littlehampton

Hi Michael,

Kindly double check what you applied for in your application form. I have updated the project description. You will still need to update and resubmit the application form in this regard. Many thanks for your response.

Kind regards,

Obafemi Okusipe
Senior Planner

E: obafemi.okusipe@arun.gov.uk

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From: Michael Saunders [REDACTED]
Sent: 12 April 2022 10:47
To: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>
Subject: RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

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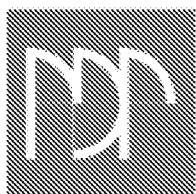
Hi Obafemi,

Further to my email last week regarding the approval being for class use C3(b), can you confirm that this classification will be noted on the decision notice. It's key to my client's proposals that this classification is clarified with the planning decision.

Kind regards,

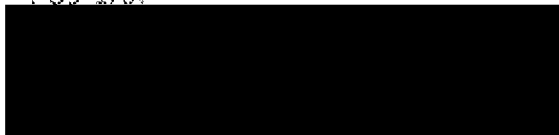
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From: Obafemi Okusipe [mailto:Obafemi.Okusipe@arun.gov.uk]
Sent: 07 April 2022 16:08
To: Michael Saunders [REDACTED]
Subject: RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

Hi Michael,

Many thanks for the information.

Kind regards,

Obafemi Okusipe

Senior Planner

E: obafemi.okusipe@arun.gov.uk

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From: Michael Saunders [REDACTED]
Sent: 07 April 2022 15:49
To: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>
Subject: RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

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Hi Obafemi,

RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

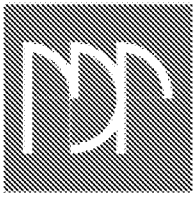
My client has asked me to confirm to you that the usage class for this application will be C3(b) as a supported housing scheme.

They have had other scheme's where the usage class has caused them issues, so want it established that the C3(b) supported living class is what will be applicable to this development.

Kind regards,

Michael Saunders – Partner

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From: Obafemi Okusipe [<mailto:Obafemi.Okusipe@arun.gov.uk>]

Sent: 07 April 2022 13:27

To: Michael Saunders [REDACTED]

Subject: RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

OK. Many thanks for your cooperation.

Kind regards,

Obafemi Okusipe

Senior Planner

E: obafemi.okusipe@arun.gov.uk

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From: Michael Saunders [REDACTED]

Sent: 07 April 2022 12:53

To: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>

Subject: RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

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Good afternoon Obafemi,

I have spoken to my client and they have requested that an extension of time be granted until the 19th April 2022 given we are just awaiting the one consultant's response.

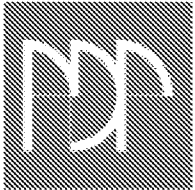
They have also asked if you could send through the conditions proposed to be attached to the decision notice.

I trust this is in order, but should you wish to discuss, please do not hesitate to contact me.

Kind regards,

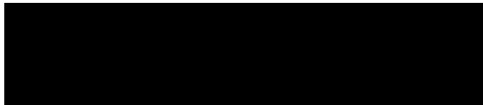
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From: Obafemi Okusipe [<mailto:Obafemi.Okusipe@arun.gov.uk>]

Sent: 07 April 2022 09:43

To: Michael Saunders [REDACTED]

Subject: RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

Good morning Michael,

I'm afraid there is no update as such because I have not received any response from my colleagues. With regards to the expiration of the determination date, can you agree to an extension of time till 28th April 2022 (tentatively) while I await this response? Many thanks for your cooperation.

Kind regards,

Obafemi Okusipe

Senior Planner

E: obafemi.okusipe@arun.gov.uk

Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.

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From: Michael Saunders [REDACTED]
Sent: 07 April 2022 09:31
To: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>
Subject: RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

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Dear Obafemi,

RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

Further to our telephone conversation last week, can you confirm if you have had a response from the conservation officer yet?

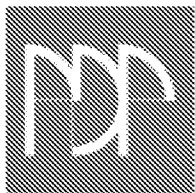
I note you have uploaded the revised elevations to the planning website, but as yet there is no response. I am mindful that the application determination date is only a few days away and my client is chasing me for an update on the application's progress.

I look forward to hearing from you shortly.

Kind regards,

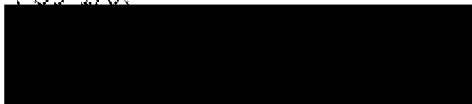
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From: Michael Saunders
Sent: 22 March 2022 15:13
To: 'Obafemi.Okusipe@arun.gov.uk' [REDACTED]
Cc: 'Martyn.White@arun.gov.uk' <Martyn.White@arun.gov.uk>
Subject: RE: RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

Dear Obafemi,

Further to my email and our discussion on the telephone last week, I emailed the conservation officer (below) with the rationale behind the materials chosen for this application.

However having discussed this matter with my client, who is keen for this project to progress, I attach drawings which show the render omitted and full height brickwork shown as per the previously approved plans and in accordance with the conservation officers requirements.

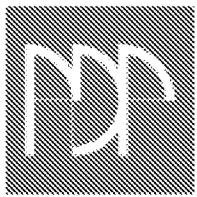
Also shown are clay roof tiles, again in accordance with the approved plans and conservation officers comments.

I trust these revised proposals will enable the conservation officer to remove their objection, but should you require any clarification, please do not hesitate to contact me.

Kind regards,

Michael Saunders – Partner

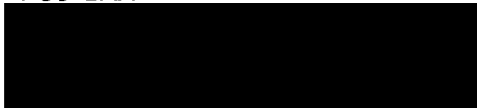
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From: Michael Saunders

Sent: 18 March 2022 13:19

To: 'Martyn.White@arun.gov.uk' <Martyn.White@arun.gov.uk>

Subject: RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

Dear Mr White,

RE: LU/411/21/PL 90-91 South Terrace, Littlehampton

I hope you don't mind me contacting you directly, I am the agent for the above application which you were consulted on as conservation officer. Due to a change in case officer, there has been a delay in getting their approval to be able to contact you directly.

We note your grounds for objection for our proposal, in respect of the materiality proposed.

Render to the first floor (to match that of the neighbouring terrace) was chosen as my client, the contractor felt it would difficult to match the new brickwork above the existing given the existing is 100 years old and weathered accordingly. We felt the join between old and new could appear obvious and detract from the finished aesthetic and details such as the creasing tile headers over windows would be difficult to recreate using modern construction techniques. Use of a sand/ rough render finish at this storey height would match with the same storey finish on the terrace to the east of the proposal, so is not out of keeping with the adjacent street scene

Another reason for utilising render on this new additional storey is the construction to the new upper floors is to be lightweight construction to assist in reducing load on the existing structure, a render finish would enable a lightweight supporting structure to reduce weight. The use of a render would acknowledge the fact this is an evolution of the building. The render would only be to the 1st floor so would be at the same storey as the render on the 1st floor of the adjacent terrace (see photo below).

The use of slate roofing was proposed to lessen the loadings on the structure but, I'm inclined to agree with your comments that this perhaps a departure too far from the adjacent material finish, and so the reinstatement of a clay tile finish may be more appropriate and would better justify the brick lower storey, render upper storey, clay tile roof scape that can be seen on the neighbouring terrace.

I can assure you it is my client's desire to do justice to the existing building whilst repurposing it, and is more than willing to work with you to find the right solution to enable you to withdraw your objection, so we would be grateful if you can give consideration to the above rationale, and please do not hesitate to contact me if you wish to discuss.

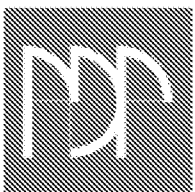


Photograph showing the adjacent terrace with a render finish to the 1st floor

Regards,

Michael Saunders – Partner

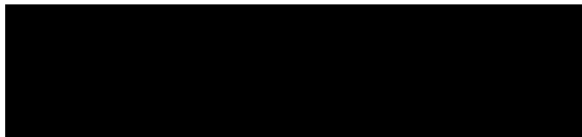
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