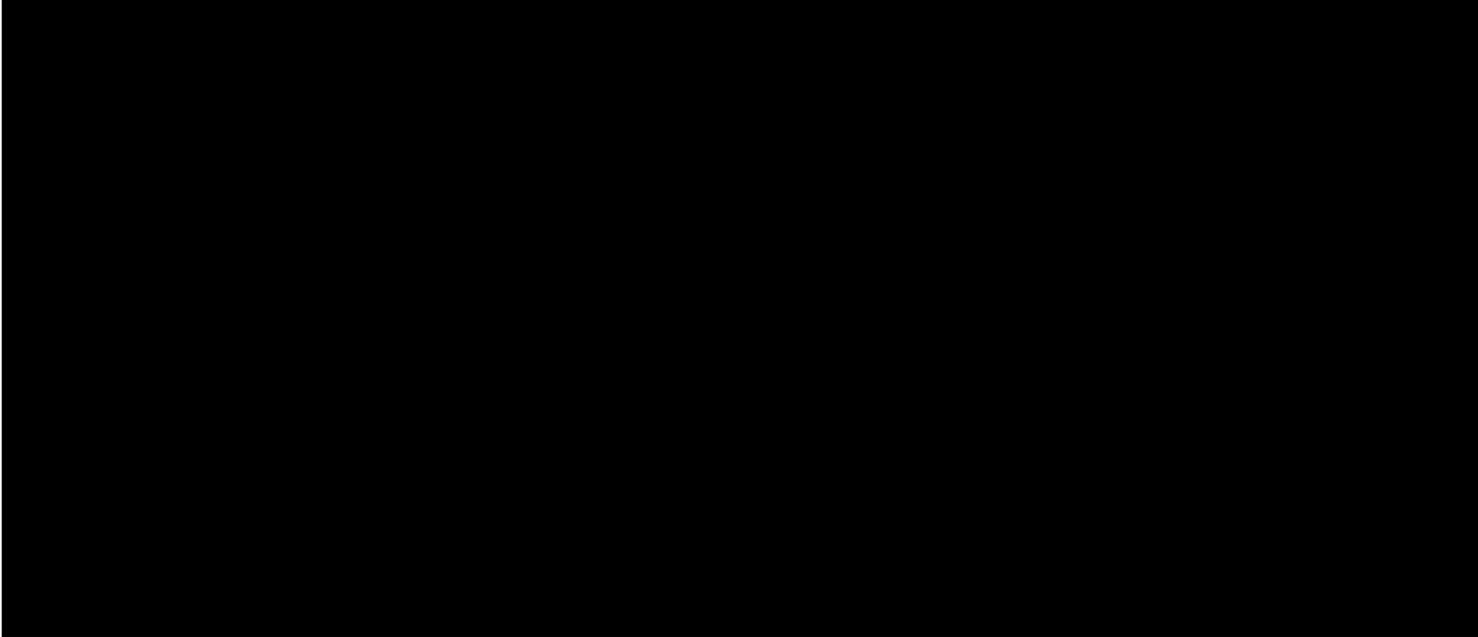




From: Dan Montagnani [REDACTED]
Sent: 26 July 2019 13:43
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: FW: Application to discharge condition on Planning Ref LY/19/18/L

Zac,

I responded directly to the Conservation Officer yesterday as per the below.

I have tried following up with a call but I only ever reach his voicemail. I am keen to get some clarity around when a decision might be reached. Are you able to advise timescales please? On each occasion I have submitted details to close out the conditions it has taken two months to get a response. I am hoping that I don't have to wait until late September before I hear anything back but any visibility you are able to offer would be much appreciated.

Many thanks,

Dan

From: Dan Montagnani [REDACTED]
Sent: 25 July 2019 15:45
To: Martyn White <Martyn.White@arun.gov.uk>
Subject: Re: Application to discharge condition on Planning Ref LY/19/18/L

Martyn,

Thanks for your email and for sharing your views and comments.

I apologise for probably not explicitly covering the very point you raise here ie astragal bars on slimline glazing units in my email of 30 May. I went through this with Goodwood Conservatories in my early conversations with them as slimline / heritage glazing was my original preference given the nature of the project. (Goodwood Conservatories are managing the project and the build / delivery). We have had

lengthy conversations on the glazing permutations. As mentioned previously slim astragal glazing bars making a significant visual enhancement when compared to much thicker functional bars.

The manufacture of the joinery is being undertaken by Country Hardwood (<http://www.countryhardwood.com/>). They have advised that given the large dimensions of the glazing units that they will not manufacture with slimline glazing on the grounds of safety - the flex within units of this proportion being beyond their safety tolerance. Goodwood Conservatories have advised me that an alternative supplier for the joinery, David Salisbury, might manufacture the units but will take no responsibility for this specification post sale for the very same reason of safety / flex in units of this specification.

Given these opinions from two leading manufacturers I (and Goodwood Conservatories) don't believe that slimline units (<20mm) with astragal bars are going to work.

I have been over this several times with Goodwood Conservatories evaluating the various options. On balance of all of the factors, slim astragal bars on 20mm glazing units seemed to be the best compromise.

As mentioned I would be very happy to discuss this further. We want to end up with a fantastic looking orangery that really enhances the character of Lyminster House.

I am kind of hoping you will be able to pick this up tomorrow (Friday) when you are back in. I completely understand the pressure you guys are under in terms of resource / funding but it has been 4 months since submitting the application for the condition discharge and I would really like to be able to get on with it before winter comes.

Many thanks

Dan Montagnani

From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 24 July 2019 15:55

To: [REDACTED]

Subject: FW: Application to discharge condition on Planning Ref LY/19/18/L

Good Afternoon,

Thank you for your e-mail which has been passed on to me to deal with. First of all, I must apologise for the time it has taken for me to respond to you.

I have reviewed the information that you have provided to us regarding the details of the proposed windows. I note that the replacement structure will be an improvement on the existing one, and supported it as part of the application process. My concern relates to the quality of the fenestration in respect of its impact upon the Listed Building. However, I also note that you state that the use of functional glazing bars would not be possible taking in to account the size/weight of the glazing. Such an approach is now understood.

I note that you quote another planning application where a similar approach was taken. However, we have to judge each application on its own merits. However, having considered this issue, I was wondering if you had looked at the use of slimmer glazing units along with the astragal glazing bars to see if this is feasible or not? Once I hear back from you I will liaise with the case officer regarding the current proposal.

I shall be out of the office tomorrow in training, but will be back in the office on Friday

I hope that this is of assistance for the time being.

Kind Regards

Martyn

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.White@arun.gov.uk

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From: Zac Denton
Sent: 24 July 2019 15:20
To: Martyn White <Martyn.White@arun.gov.uk>
Subject: FW: Application to discharge condition on Planning Ref LY/19/18/L

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Dan Montagnan [REDACTED]
Sent: 30 May 2019 19:26
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: Re: Application to discharge condition on Planning Ref LY/19/18/L

Dear Zac,

I appreciate you are busy so thank you for taking the time on this matter. My preference would be to meet with yourself and the Conservation Officer in order to discuss this project. I am not sure if that is feasible given your diary but let me know if you feel that would be useful.

Firstly, I just want to clarify our intention with this scheme and that is to create a high quality structure that is in full sympathy with the heritage setting of Lyminster House and the Lyminster Conservation Area. You will be aware that this is the fifth planning consent we have sought on this building since purchasing it in 2015 and we are committed to returning the building to its former glory and addressing many of the "non heritage adjustments" that have happened over the last 40 years. Replacement of the conservatory is the final chapter.

I think I have three strands to present and I hope we can reflect on these and discuss further.

1. The conservatory being replaced was a very low quality structure (photos in the Design and Heritage Statement). Windows comprised single panes of glass with poorly formed Astragal bars, blockwork and render was asymmetrical and poorly finished, the floor was uneven and formed from random bricks and flagstones and the original roof had been replaced with corrugated plastic. The structure contained asbestos and the wall between the conservatory and main building was littered with holes from former heating pipes. We believe the conservatory was added to the building sometime after 1915 and my understanding is that the listing of Lyminster House relates to the house itself with the conservatory a minor coincidental element. Having discussed this at length with Ewan Stoddart, Head of Architecture at Savills we believe that it could be argued that the conservatory was architecturally detrimental to the listed building. I note that in the Historic England description of the conservatory there is a factual error with regard to its description and the number of arches. One would presume it might only have been observed briefly and from some distance ie the public highway and therefore the build quality completely overlooked.
2. We are using Goodwood Conservatories / Outside Interests Ltd to construct and deliver the project. I believe they are reasonably well known to the Planning Authority and have a good track record in the area. The design we have submitted for this project follows closely the window design used on a very similar project planning ref: Y/30/12/L that Goodwood Conservatories undertook a couple ago in Yapton. The Yapton project concerned a property of very similar age where a "lean-to" orangery was added using 24mm double glazed glass and Astragal bars applied to the windows. I believe that the Conservation Officers for this project were Martin White and Ian Wightman.

3. I do appreciate the Conservation Officers comments in this case and perhaps we could have better communicated matters in the drawings presented in respect of the discharge of the conditions. We are proposing using partly reduced thickness double glazing of 20mm total thickness with reduced size 18mm Astragal bars. Having seen specimen units of glazing in this formation first hand I believe this provides for a very complementary finish. If you or the Conservation Officer are minded I could provide you with a specimen for inspection. We have investigated the use <18mm glass as part of the design along with through bars rather than Astragal bars. We have been advised by manufacturers that whilst they can produce such, in order to do so, through bars to support this will need to be 28mm thickness in order to achieve the structural integrity required by the design of the relatively large windows. My main concern with this is that this would provide for a complete contrast to the single glazing and bars currently in use within the retained internal door from the conservatory to the main house (which is also being replicated in identical format as part of this scheme (drawing PWRU367122). ie we are actively attempting to replicate the glazing retained in the Listed Building and the 20mm glass / 18mm Astragal bars is the best viable option from a design perspective. Whilst I appreciate not strictly a heritage architectural concern, the thermal effectiveness of the 20mm glazing also provides for a vastly superior energy consumption outcome on this structure with such a significant amount of glass.

As I mentioned at the start I would be very happy to meet in person to discuss things further but I hope I have set out some better context here and provided a clearer account of the proposed intention.

Please feel free to call me anytime on [REDACTED]

Many thanks,

Dan Montagnani

From: Zac Denton <Zac.Denton@arun.gov.uk>

Sent: 29 May 2019 11:19

To: 'Dan Montagnani'

Subject: RE: Application to discharge condition on Planning Ref LY/19/18/L

Dear Mr Montagnani,

Apologies for the late response, we are very busy at the moment.

Email is the best way to discuss the matter in my opinion. What questions do you have regarding the comments?

With regard to the colour condition, provided the colour is to match, as specified in the details then that would be acceptable. Although the DOC application will be issued as a whole, not in-part.

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Dan Montagnani [REDACTED]
Sent: 28 May 2019 08:53
To: Zac Denton
Subject: Re: Application to discharge condition on Planning Ref LY/19/18/L

Zac

Could you please confirm the best way in which to discuss this matter? Call, email, etc?

Whilst we are at it can you please clarify any feedback from the Conservation Officer on the matter of the colour condition please?

Many thanks

Dan Montagnani

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 24 May 2019 11:07
To: 'Dan Montagnani'
Cc: Conservation Officer
Subject: RE: Application to discharge condition on Planning Ref LY/19/18/L

Dear Mr Montagnani,

I have received the response from the Conservation Officer, and it is likely that on the strength of these comments we will be recommending refusal.

"Whilst the concept of double glazing is acceptable in this instance, it is considered that the current proposal is problematic.

It appears as if the proposal is to use double glazed units of a standard design/thickness with applied glazing bars. Such a design is not appropriate to the listed building or the conservation area, and is considered to be harmful."

I am happy to negotiate on this application, if you are able to proposed more acceptable details within the next week. These would include provision for wooden units, with slimline glazing and functional glazing bars.

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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From: Dan Montagnani [REDACTED]
Sent: 21 May 2019 08:43
To: Zac Denton
Cc: Conservation Officer
Subject: Re: Application to discharge condition on Planning Ref LY/19/18/L

Thanks Zac, I appreciate the update.

With the due date for your response looming can I please just understand that in the absence of any comments the conditions will be discharged or in fact will you be waiting until you do get a response from the Conservation Officer? I want to be able to manage the expectations of our contractors.

Many thanks.

Dan Montagnani

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 21 May 2019 07:59
To: 'Dan Montagnani'
Cc: Conservation Officer
Subject: RE: Application to discharge condition on Planning Ref LY/19/18/L

Dear Mr Montagnani,

I still await comments for this discharge of condition application.

Apologies for this,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Dan Montagnani [REDACTED]
Sent: 20 May 2019 11:48
To: Zac Denton
Subject: Re: Application to discharge condition on Planning Ref LY/19/18/L

Hi Zac,

Just checking in to see if you have had any comments from the Conservation Officer that I might be able to help with?

I can see from your planning website there is nothing online.

Many thanks, Dan Montagnani

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 01 May 2019 14:58
To: 'Dan Montagnani'; Nicola Moore
Cc: Conservation Officer
Subject: RE: Application to discharge condition on Planning Ref LY/19/18/L

Dear Mr Montagnani,

The date for comments hasn't closed yet, this is the 4th of May. It is likely that you will receive a determination on or before the 27th of May.

I am currently awaiting the Conservation Officers comments, I will forward these to you when I receive them.

Kind regards,

Z Denton

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Dan Montagnani [REDACTED]
Sent: 01 May 2019 13:35
To: Nicola Moore
Cc: Zac Denton
Subject: Re: Application to discharge condition on Planning Ref LY/19/18/L

Hi Nicola,

Sorry to chase. I was just wondering if there was any progress please?

Many thanks, Dan Montagnani

From: Dan Montagnani [REDACTED]
Sent: 26 April 2019 15:49
To: Nicola Moore
Subject: Re: Application to discharge condition on Planning Ref LY/19/18/L

Hi Nicola

I was wondering if you might be able to give me an update on progress please? Happy to chat if there are any questions of course.

I appreciate that I only got the official forms back to you about a month ago but I had previously supplied the same details via email some weeks before that. Any news would be much appreciated.

Many thanks.

Dan Montagnani

From: Nicola Moore <Nicola.Moore@arun.gov.uk>
Sent: 03 April 2019 14:16
To: 'Dan Montagnani'
Subject: RE: Application to discharge condition on Planning Ref LY/19/18/L

Hi Dan

Thank you for the printed copies of the application and drawings which I have received.

I have today validated the application, and it has now been passed to the Case Officer Zac Denton. You will receive a separate email confirming this.

Kind Regards

Nicky Moore

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Nicky Moore | Technical Support Assistant, Planning Department, [Arun District Council](#) | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37944 | External: +44 (0) 1903 737500 ext 37944 | E-mail: nicola.moore@arun.gov.uk

From: Dan Montagnani [REDACTED]
Sent: 02 April 2019 00:14
To: Nicola Moore
Subject: Re: Application to discharge condition on Planning Ref LY/19/18/L

Hi Nicola

I dropped off printed copies of drawings over the weekend. Perhaps you could confirm if everything is in order from a procedural perspective?

Beyond that are you able to give an idea of timescale for your review of the information provided please?

Many thanks,

Dan Montagnani

From: Nicola Moore <Nicola.Moore@arun.gov.uk>
Sent: 28 March 2019 08:56
To: 'Dan Montagnani'
Subject: RE: Application to discharge condition on Planning Ref LY/19/18/L

Hi

If you submit the application via the Planning Portal, you do not need to submit hardcopies as you can upload everything in one place. When we receive it, we will then check it and contact you if we require any further information.

Hope this helps.

Kind Regards

Nicky

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Nicky Moore | Technical Support Assistant, Planning Department, [Arun District Council](#) | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37944 | External: +44 (0) 1903 737500 ext 37944 | E-mail: nicola.moore@arun.gov.uk

From: Dan Montagnani [REDACTED]
Sent: 27 March 2019 22:52
To: Nicola Moore
Subject: Re: Application to discharge condition on Planning Ref LY/19/18/L

Thanks Nicky

I think the form said submit electronically or send 4 hard copies.

Do you require the additional hard copies regardless or is it better to submit electronically via the Planning Portal?

Many thanks

Dan

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From: Nicola Moore <Nicola.Moore@arun.gov.uk>
Sent: Wednesday, March 27, 2019 5:03:53 PM
To: [REDACTED]
Subject: Application to discharge condition on Planning Ref LY/19/18/L

Dear Mr Montagnani

Thank you for your application to Discharge Conditions on Planning reference LY/19/18/L.

In order for the application to be validated, please could you forward 3 paper copies of your application form and any supporting documents, i.e. plans, drawings or details of materials to the address below and marked for my attention.

If you have any queries, please do not hesitate to contact me.

Kind Regards

Nicky Moore

Nicky Moore | Technical Support Assistant, Planning Department, [Arun District Council](#) | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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