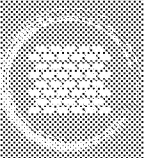


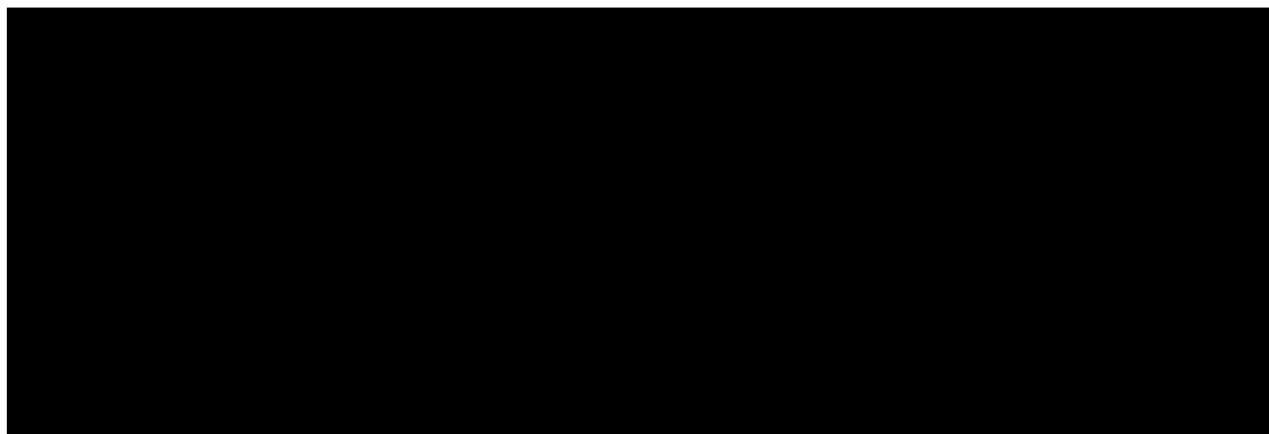
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Maria Tomalova
Sent: Monday, July 25, 2022 10:27 AM
To: Zac Denton [REDACTED]
Cc: Martyn White <Martyn.White@arun.gov.uk>
Subject: Stakers Farm

Hi Zac,

I hope you are well.

Please see below suggested pre-commencement conditions, we need your agreement with them.
Some of them are from the original app and notwithstanding current DOC application they are not discharged yet.

Condition 3:

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details. Drawings (to an appropriate scale) and/or statements should be submitted which describe:

- How and where the flint flooring and stall dividers within the two-storey element of Barn 1 are to be retained and re-used within the site
- how the exposed brick walls, timber ceiling and timber first floor within the two-storey element of Barn 1 are to be retained and incorporated into the new space.

Condition 4:

No development shall take place unless and until a) details of the repurposing of the flint flooring; how it is to be used within the site, b) details of material used, c) details of any external colours/surface treatments, d) details of the brick bond, e) details of the proposed joinery and f) details of the position of the windows and doors in their openings (as indicated on the plans) have been submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details.

Condition 5:

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Condition 6:

No development shall commence until full details (at an appropriate scale) of the new external doors and windows (including sections, method of opening and glazing) and their treatment (decorative/protective finish) have been submitted to and approved in writing by the Local Planning Authority. These works shall then be undertaken in strict accordance with the approved details and thereafter retained as such.

Condition 7:

No development shall take place until the details of the exposed beams and joists in the ceiling, how they will be treated, (to understand if the rooms will remain exposed to the ceilings, with the timber framework of the roofs clearly visible) have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Condition 8:

No development shall take place until the details of the location of any gas/electricity metres have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

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