

Simon Davis

From: Thomas Elliott [REDACTED]
Sent: 13 November 2013 16:27
To: Ian Wightman
Cc: andrew.hinton@tesco.net; Martyn White; Simon Davis; darren@herongate.biz
Subject: Re: Awards

Dear Ian

Thank you for your comments and i will discuss with our joinery company and report to you.

When Herongate developed the Royal Norfolk Mews Bognor Regis we where awarded an award.

For Hobbs Court, the quality of design, materials and finish will be of a very high standard and therefore I was wondering if you would suggest if there are any specific awards we should consider applying for?

Kind Regards

Tom

**THOMAS ELLIOTT
DIRECTOR
HERONGATE HOMES LTD**



Hobbs Court, Bilsham Road,
Yapton, West Sussex, BN18-0JY.

[REDACTED]
www.herongate.biz

On 13 Nov 2013, at 15:45, Ian Wightman <[REDACTED]> wrote:

Dear Tom,

Thank you for your email. With respect to the window, we would normally expect a much slimmer glazing unit. 24mm double glazing on a small multi-paned window is going to appear quite heavy and bulky on a curtilage-listed building.

With respect to the paint, this is really your choice and something we would comment on, normally as part of a condition.

If I can be of further assistance, please let me know.

Kind regards,

Ian

Dr Ian Wightman

Historic Buildings Adviser -
Design & Implementation
Chichester District Council

www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: karen.beavis [REDACTED]
Sent: 05 November 2013 13:11
To: Ian Wightman
Cc: Martyn White; [REDACTED]; karen.beavis beavis
Subject: Fwd: Window sketch

From: Thomas Elliott <[REDACTED]>
Subject: Fwd: Window sketch
Date: 5 November 2013 13:04:06 GMT
To: Ian Wightman [REDACTED]
Cc: Martyn White [REDACTED]

Good Morning Ian

It was really nice to randomly meet you last week in Chichester and not talk about work, as I can imagine that you must feel like walking around with sunglasses and a hat on to avoid people like me approaching you and talking over work issues.

Andrew Hinton our architect has taken a maternity break and subsequently I am writing to you with the attachment profile for Cottars, (single storey property).

The paint we would like to choose from the Dulux Heritage range and I would be grateful if you would guide me on your preferences?

Kind Regards

Tom

THOMAS ELLIOTT
DIRECTOR
HERONGATE HOMES LTD

5

Begin forwarded message:

From: [REDACTED]
Subject: Fwd: Window sketch
Date: 5 November 2013 07:17:44 GMT
To: Paul Clarke [REDACTED]
Cc: "karen.beavi" [REDACTED]

Hi Paul,

I hope this helps,

Regards Darren

DARREN KEYWOOD
PROJECT MANAGER
HERONGATE HOMES LTD

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Simon Davis

From: Martyn White
Sent: 15 October 2013 09:27
To: Simon Davis
Cc: Emma Lawrence
Subject: FW: Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY - UPDATED DRAWINGS
Attachments: 002 Proposed GF Plan (VIEW A) v2009.pdf; ATT00001.htm; 003 Proposed GF Plan (VIEW B) v2009.pdf; ATT00002.htm; 004 Proposed FF Plan v2009.pdf; ATT00003.htm; 008 Proposed Elevations v2009.pdf; ATT00004.htm; 002 Proposed GF Plan (VIEW A) v2009.pdf; ATT00005.htm; 003 Proposed GF Plan (VIEW B) v2009.pdf; ATT00006.htm; 002 Proposed GF Plan (VIEW A) v2009.pdf; ATT00007.htm; 002 Proposed GF Plan (VIEW B) v2009.pdf; ATT00008.htm; 003 Proposed FF Plan v2009.pdf; ATT00009.htm; 008 Proposed Elevations v2009.pdf; ATT00010.htm

FYI

Please note the reference to Ian and me!

M

Martyn White | Conservation Officer, Planning Policy, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Andrew Hinton [REDACTED]
Sent: 14 October 2013 17:27
To: Ian Wightman; Martyn White
Subject: Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY - UPDATED DRAWINGS

Dear Dr Wightman / Mr White,

Re - Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY - UPDATED DRAWINGS

FYI with updated drawings attached.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design

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Begin forwarded message:

From: Andrew Hinton [REDACTED]
Date: 10 October 2013 09:00:28 BST
To: Thomas Elliott <[REDACTED]> "Keyword"
Cc: [REDACTED]
Subject: [REDACTED]

Dear All,

Re - Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY - UPDATED DRAWINGS

Following our meeting on site last week with Paul Clarke, please find attached updated plans and elevations as discussed and comprising -

1. The Dove Cott -

- (a) Kitchen relocated to garage section of building.
- (b) Fenestration changes to single-storey side extension.
- (c) Kitchen dividing wall to be removed and re-built as new timber framed wall > 1 m into garage section.
- (d) Kitchen to be non-vaulted ceiling space).
- (e) Proposed window to FF landing (facing drive through).
- (f) Provision noted on drawings for omission of airing cupboard, with new staircase over GF-FF leading to SF loft space (non-habitable only at this stage).

2. The Cottars -

- (a) New timber framed partition to proposed kitchen area, to be made from site-reclaimed doors and painted in pre-distressed duck-egg blue.
- (b) Building to be non-vaulted ceiling space. Skilling insulation detail no longer applies.

1. Tryne Barn -

- (a) Existing ground floor single door to gable to remain (visible from exterior but insulated and plastered to inside face).
- (b) Revised Utility Room (providing recess to living room area).
- (c) FF landing / lobby to master bedroom.
- (d) FF en-suite.
- (e) Means of escape & roof-light positions.

I will now provide a copies to -

- > Paul Clarke in CAD format.
- > Arun District Council to substitute our current application drawings.
- > Dr Wightman & Martyn White for comments / informal approval.
- > Fiona (Design & Print) to print you a new copy for site.
- > Ken Hilton to assess and updated structure where required.
- > Andy Sutcliffe for continued building regulations assessment.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex

confirmed validity of the previous consents which include the fact that the original approvals have been partially implemented already. As such have no further info to present at this time.

I hope you will find this acceptable and look forward to hearing from you shortly.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG


www.corinthianad.co.uk

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On 17 Oct 2013, at 16:06, Simon Davis wrote:

Dear Andrew,

I write further to our conversation earlier today. It has occurred to me that the applications involve works to Old Barns but no wildlife/protected species (Bat / Barn Owl) surveys have been submitted. I note that you have stated 'no' regarding impact on protected species on your application form and I wonder if you have any justification for this 'no' answer?

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)


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Simon Davis

From: Simon Davis
Sent: 18 November 2013 16:55
To: 'Paul Clarke'
Cc: 'Tom'; [REDACTED] Martyn White
Subject: RE: Hobbs Court Bilsham Road, Yapton, Arundel. Y/59/13/ and Y/60/13/L

Dear Mr Clarke,

I just tried to call and I left a voicemail.

I have now looked through the plans and compared them to the existing set. I do not feel that there is a need to re-consult neighbours and I am also prepared to accept 004B and 004C without any re-consultation (although I would ask that this new bathroom window be shown on the plans as obscure glazed).

I do have a couple of queries however. Firstly, you mention a couple of changes to Cottars but yet there are no plans attached to show these changes. I will need these new plans but in respect of these changes, I feel we can accept them without further consultation. Secondly, Martyn White and I have both tried to find the "GW8 Glazing bars added so similar to adjacent window GW1" change but cannot. Can you ensure GW8 is clearly labelled on the plans.

Please correct the above matters (including labelling the bathroom window as obscure glazed) and then send me a new set of the drawings. I will then amend the drawings on the file.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

[REDACTED]
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From: Paul Clarke [REDACTED]
Sent: 15 November 2013 15:49
To: Simon Davis; Martyn White
Cc: 'Tom'; [REDACTED] 'karen.beavis'
Subject: Hobbs Court Bilsham Road, Yapton, Arundel. Y/59/13/ and Y/60/13/L

Dear sirs

I am helping out on this project for architectural matters as Andrew Hinton who submitted the applications is currently on paternity leave.

Following discussions please find attached proposed plans and elevations. 003A, 004A, 007A, 008B.
The alterations to the submitted plans are minor so we would hope the new plans can be substituted for those previously submitted without re advertising.
Alterations are as follows.

Dove Cott
GD8 full height side light added.
GD7 small square window added at head height to gain extra light in kitchen.
GD9 Glazing bars added so similar to adjacent doors on Cottars
GD10 small square window added at head height to gain extra light in kitchen.

GD6 glazing bars added.

GD1 small square window added at head height to gain extra light in hall.

FW5 moved down and across to centre on stair landing.

GW5 added to give light into hall.

GW8 Glazing bars added so similar to adjacent window GW1

Cottars

GW5 Georgian wire removed. Glazing bars added as adjacent window.

GW6 reduced from 3 panes to 2 panes as adjacent window.

I understand that the preferred style of glazing bars is to have as thin as possible double glazed units with beading planted on the face.

Our joinery company are preparing a detail of this that I will forward to you shortly

I also attach further plans and elevations 004B, 008C showing a small window into the first floor en suite to Dove Cott.

If this can be included without jeopardising the original decision date then I would like these to be included rather than 004A, 008B,

However if you feel this amendment would delay the decision please ignore plans 004B, 008C

Should you wish to discuss any items please do not hesitate to contact me.

Regards

Paul Clarke

Director

PDK Architecture and Surveying

www.pdkconsulting.co.uk

29 Breach Avenue. Southbourne. Emsworth. Hampshire. PO10 8NB.

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From: [REDACTED]
Sent: 14 November 2013 08:05
To: Paul Clarke
Cc: karen.beavis
Subject: Hobbs farm

Hi Paul,

How are you doing with the elevation drawings?

Regards Darren

DARREN KEYWOOD
PROJECT MANAGER
HERONGATE HOMES LTD



Hobbs Court, Bilsham Road,



Simon Davis

From: Simon Davis
Sent: 19 November 2013 11:15
To: 'Paul Clarke'
Cc: Martyn White
Subject: RE: Hobbs Court Bilsham Road,Yapton,Arundel. Y/59/13/ and Y/60/13/L

Hi Paul,

Thanks. I will now process these amendments. I will re-consult our Historic Buildings Adviser and Conservation Officer on a 7 day basis (but as previously discussed will not re-advertise).

One thing Martyn and I noticed when checking the plans, windows GW1-GW4 on the Cottars appear to be different on the proposed plan Rev B to the plan I have on file which is BR/005/The Cottars (no revision). I don't appear to have seen a Revision A drawing for this. It's not a problem but are you able to confirm that there was a revision A plan which amended these four window designs?

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

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From: Paul Clarke
Sent: 18 November 2013 19:01
To: Simon Davis; Martyn White
Cc: 'Tom';
Subject: Hobbs Court Bilsham Road,Yapton,Arundel. Y/59/13/ and Y/60/13/L

Simon

Thanks for your call and email

please find attached proposed plans and elevations.
can you please substituted for those previously submitted without re advertising.
Alterations are as follows.

Dove Cott. 003A, 004B, 007A, 008C.
GD8 full height side light added.
GD7 small square window added at head height to gain extra light in kitchen.
GD9 Glazing bars added so similar to adjacent doors on Cottars
GD10 small square window added at head height to gain extra light in kitchen.
GD6 glazing bars added.
GD1 small square window added at head height to gain extra light in hall.
FW5 moved down and across to centre on stair landing.
GW5 added to give light into hall.
GW8 (South elevation to study) Glazing bars added so similar to adjacent window GW2
FW6 Small window into the first floor en suite with obscure glass.

Cottars. 003B, 005B

GW5 Georgian wire removed. Glazing bars added as adjacent window.

GW6 reduced from 3 panes to 2 panes as adjacent window.

I understand that the preferred style of glazing bars is to have as thin as possible double glazed units with beading planted on the face.

Our joinery company are preparing a detail of this that I will forward to you shortly

Should you wish to discuss any items please do not hesitate to contact me.

Regards

Paul Clarke

Director

PDK Architecture and Surveying



29 Breach Avenue. Southbourne. Emsworth. Hampshire. PO10 8NB.

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Simon Davis

Y/59/13/

From: [REDACTED]
Sent: 18 October 2013 15:36
To: 'Andrew Hinton'
Subject: RE: Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY

Dear Andrew,

I have spoken with a colleague about this and whilst we do maintain the need for such surveys, we can see your point of view too. I propose that we wait and see what the County Ecologist responds with before deciding where we go with this. I have just written to the officer at the County to make sure he is aware of the history of the site, that the principle of conversion has already been approved and that the application is only for changes to the approved scheme.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

[REDACTED]
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From: Andrew Hinton [REDACTED]
Sent: 18 October 2013 10:28
To: Simon Davis
Cc: [REDACTED]
[REDACTED]

Subject: Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY

Dear Simon,

Re - Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY

Thank you for your further message. We appreciate your view based on the time lapse between the original approval and our client's taking over of the site and note your request for a phase 1 habitat survey. When we discussed the scheme (pre commencement) with Susan Leeson the 24th April of this year, it was agreed that any revisions to the original approved scheme would require a minor amendment application only and as such additional detailed accompanying reports were not deemed necessary.

As you will see on Wed the site is now heavily under construction and as such we feel to appoint a specialist to undertake such a report at this time would not be of any benefit. Had this issue been flagged up or deemed a direct requirement by Susan Leeson in April this year, our clients would of course been delighted to provide any and all info requested.

I hope you will take this into account when clarifying ADC's position on this matter. We thank you for your continued assistance and I look forward to hearing from you shortly.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court

Funtington
West Sussex
PO18 9LG

[REDACTED]
[REDACTED]
[REDACTED]
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From: "Simon Davis" [REDACTED]
Date: 18 October 2013 09:58:56 BST
To: "Andrew Hinton" [REDACTED]
Subject: RE: Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY

Dear Andrew,

Thanks for the reply (and the voicemail left yesterday). I take your points on board but am of the view that it is around 14 years since the 1989 consent and whether or not ecological surveys were carried out at that time or not (I am not aware if this was raised as an issue back then), there is every possibility that protected species may have moved onto the site since then or indeed, still be present. If you were implementing the previous consents then there would be no issue but as changes are being made, and we have a fresh application to consider, then regardless that the principle has previously been approved, I consider that we are within our rights to flag this up as an issue. I have sought a consultation response from the County Ecologist but I do not anticipate a response for a short while and given the timescales, I would ask that your clients commission the preparation of a phase 1 habitat survey of the existing buildings.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

[REDACTED]
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From: Andrew Hinton [REDACTED]
Sent: 17 October 2013 16:27
To: Simon Davis
Cc: [REDACTED]
Subject: Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY

Dear Simon,

Re - Hobbs Court Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY

Thank you for your message. This application is for design changes to the existing approval only. Conversion of the outbuildings themselves have already been dealt with via the previous approval. We answered no to the section involving protected species as this section is effectively not applicable to this application. We are not directly proposing converting any outbuildings within this application. ADC have