

Planning Department,
City Development & Regeneration
Hove Town Hall
Norton Road
HOVE
BN3 3BQ

63a Ship Street
Brighton
BN1 1AE

☎ 01273 684458
Email peter.young@dowsettmayhew.com
URL www.dowsettmayhew.com

1 March 2021

Dear Sirs

Application to Discharge Conditions attached to Planning Approvals BH2020/01570 - 8 Howard Terrace, Brighton - Demolition of existing storage buildings (B8) and erection of 2no three bedroom terrace dwellings (C3) with associated landscaping.

I write on behalf of my clients, Southbank Estates Ltd, and with respect to the grant of planning permission for the creation of 2 houses, with associated landscaping at 8 Howard Terrace, Brighton.

The planning approval was issued in a Decision Notice dated 24 July 2020.

For and on behalf of my client, I now submit an application for approval of details reserved by Pre-Commencement Condition in respect: Condition 3 (External Materials), Condition 9 (Ventilation Details) and Condition 10 (Desktop Contamination Study).

The approval includes a series of Pre-Occupation Conditions details which are to be submitted in due course, under a separate application.

In addition to this letter and the requisite application forms, the Discharge of Condition application is supported by:

- Site Location and Block Plan, Drawing No. TA1035/01 Rev A;
- Roof Plan and details pursuant to Conditions 6 Drawing No. TA1035/10 Rev C;
- Elevation Plan and details pursuant to Condition 6, Drawing No. TA1035/11 Rev C;
- Section Plan and details pursuant to Condition 6, Drawing No. TA1035/12 Rev C;
- Section Plan and details pursuant to Conditions 6 Drawing No. TA1035/13 Rev B;
- Elevation Plan and details pursuant to Conditions 6, Drawing No. TA1035/14 Rev B;
- Elevation Plan and details pursuant to Condition 6, Drawing No. TA1035/16 Rev B;
- Turner Associates Materials Schedule; and
- Land Science Desk Top Assessment.

Pre Commencement Planning Conditions:

Condition 3:

"No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) samples of all render and tiling (including details of the colour of render/paintwork to be used);*
- b) details of the proposed window, door and balcony treatments;*
- c) samples of all other materials to be used externally."*

Condition 9:

"Prior to development commencing, the applicant shall submit a written scheme for approval to the local planning authority on how and where ventilation will be provided to the dwellings including specifics of where the clean air is drawn from and that sufficient acoustic protection is built into the system to protect end users of the development. The scheme shall ensure compliance with Building Regulations as well as suitable protection in terms of air quality. The development shall be carried out in strict accordance with the approved scheme."

Condition 10:

"No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:

- (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land and the nature of any hazards and physical constraints and identifying any gas or chemical analysis which might be necessary in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011+A1:2013 -Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,*
- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2011+A1:2013; and, unless otherwise agreed in writing by the Local Planning Authority,*
- (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works."*

Condition 3 Details:

The applicant has provided with the letter a document from the scheme Architects which lists the materials and details required by Condition 3. These are then shown on the submitted plans.

Please note that as Officers are working remotely due to COVID-19 working requirements, no physical details can be supplied. Therefore, the applicant is providing photos and manufacturing details.

The applicant would ask that if Officers require physical samples, that this is raised expediently. In that instance, details of how and where the samples should be delivered would also be helpful.

The following details are supplied to discharge the following elements of the Condition 6:

a) samples of all render and tiling (including details of the colour of render/paintwork to be used):

The two new dwelling will both be clad in traditional two-coat render. They will then be painted in Chalky Downs White reference: Dulux 30 YY 79/053. The roof will then be laid with natural slate tile.

b) details of the proposed window, door and balcony treatments.

The new houses will have white painted timber double glazed windows installed to match neighbouring properties. The doors will be natural light oak with four panel detail. There are no balconies.

c) samples of all other materials to be used externally.

All paved areas will be finished in a Baggeridge Blue Dragfaced Square Edged Cobbles. This natural material is fairly dark, similar to the slate roofs.

All rainwater goods will be Powder-coated aluminium and finished in the same RAL colour (7030 Grey).

New boundary fencing and gates will be Jacksons feather board panels, with stainless steel fixings and natural finish.

Condition 9 Details:

Please note that details pursuant to this Condition will be submitted shortly. The details have not yet been finalised, but will follow on in the next few weeks.

Condition 10 Details:

Supplied with the application is a Phase I Geo-environmental Assessment, undertaken by Land Science. The report was produced following a site visit in February 2021 and includes all the necessary details to discharge Condition 7.

This includes a desk top study of all previous and surrounding uses and hazards as required by 7 (a). The applicant is now in the process of completing the works required for 7 (b) and 7(c) and these will follow on shortly.

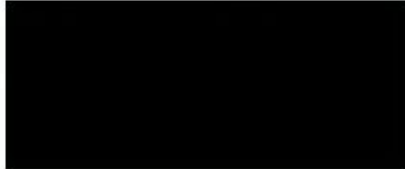
Summary

The application seeks discharge of Conditions (BN2020/01570) 3, 9 & 10. Submitted with this application, are all the documents and details required to discharge these Conditions. Pre-occupation Conditions will be discharged on a separate application.

The applicant would ask that Officers contact them promptly if there are any additional pieces of information required, or if they need to clarify any of the submitted details.

I look forward to receiving confirmation that the application has been registered and a positive determination as soon as possible.

Yours faithfully



Peter Young BSc (Hons) MA MRTPI
Associate Director