

Hannah Elsey

From: Andy Holmes <andy.holmes@bcpcouncil.gov.uk>
Sent: 01 August 2023 09:04
To: Hannah Elsey
Cc: Sarah Harrison-Barker; Karen Spanswick
Subject: RE: 22/10483/DALRGA - (Historically Application BCS/UAW3/11/00873UAW) 42 – 61 Salterns Point, 36 Salterns Way (LI496/1)

Dear Hannah,

I visited the site last Friday pm (28.07.23) and noted that the garage door to the right-hand garage had been removed with only the track left in-situ. The left-hand garage door remained but had been decommissioned - as you stated – i.e. left in the fully open position with the manual over-ride inoperable. On the basis of the door being inoperable and remaining so, I am able to clear the Regularisation Application and will request today (1.08.23) our Business Support issue an amended Regularisation Certificate to reflect the above. I have also requested any entry on Land Charges register be removed. NB If the situation changes the Regularisation Application will need to be revisited and an addition charge may apply.

Kind regards



Andrew Holmes
Building Control Officer
Transport and Engineering
T. 01202 123213
andy.holmes@bcpcouncil.gov.uk;
bcbournemouth@bcpcouncil.gov.uk
bcpcouncil.gov.uk

From: Hannah Elsey <Hannah.Elsey@rendallandrittner.co.uk>
Sent: 31 July 2023 15:20
To: Andy Holmes <andy.holmes@bcpcouncil.gov.uk>
Cc: Sarah Harrison-Barker <sarah.harrison-barker@bcpcouncil.gov.uk>; Karen Spanswick <karen.spanswick@rendallandrittner.co.uk>
Subject: RE: 22/10483/DALRGA - (Historically Application BCS/UAW3/11/00873UAW) 42 – 61 Salterns Point, 36 Salterns Way (LI496/1)

Hi Andy & Sarah,

I hope you are well.

Please could you kindly provide an update following your visit last week?

Kind regards,

Hannah Elsey
Property Manager
Direct Dial: 01202 784287



Rendall and Rittner Limited is a member of the Association of Residential Managing Agents and is authorised and regulated by the Financial Conduct Authority in respect of insurance mediation activities. This email is confidential and may well be legally privileged.

To find out how we collect and use your data please [click here to read our Privacy Policy](#) or visit www.rendallandrittner.co.uk

Telephone: 020 7702 0701 | **Website:** www.rendallandrittner.co.uk | **Email:** office@rendallandrittner.co.uk

Postal Address: Rendall & Rittner, PO Box 154, NE24 9GF | **Head Office & Registered Address:** 13B St George Wharf, London, SW8 2LE

Company Registration No: 2515428 (England and Wales)

Please consider the environment. Do you really need to print this email?

From: Andy Holmes <andy.holmes@bcpcouncil.gov.uk>

Sent: Wednesday, July 26, 2023 4:06 PM

To: Hannah Eley <Hannah.Eley@rendallandrittner.co.uk>; A.Branford@laceyssolicitors.co.uk

Cc: Sarah Harrison-Barker <sarah.harrison-barker@bcpcouncil.gov.uk>; Karen Spanswick <karen.spanswick@rendallandrittner.co.uk>

Subject: RE: 22/10483/DALRGA - (Historically Application BCS/UAW3/11/00873UAW) 42 – 61 Salterns Point, 36 Salterns Way (LI496/1)

Dear Hannah,

Regarding your reply below I shall call in this week (Thurs/Friday) to verify and if both garage doors are decommissioned (not just left open) I can clear the outstanding entry on Land Charges Register.

Kind regards



Andrew Holmes
Building Control Officer
Transport and Engineering

T. 01202 123213

andy.holmes@bcpcouncil.gov.uk;
bcbournemouth@bcpcouncil.gov.uk
bcpcouncil.gov.uk

(working days Thursday/Fridays)

From: Hannah Eley <Hannah.Eley@rendallandrittner.co.uk>

Sent: 20 July 2023 09:10

To: Andy Holmes <andy.holmes@bcpcouncil.gov.uk>; A.Branford@laceyssolicitors.co.uk

Cc: Sarah Harrison-Barker <sarah.harrison-barker@bcpcouncil.gov.uk>; Karen Spanswick <karen.spanswick@rendallandrittner.co.uk>

Subject: RE: 22/10483/DALRGA - (Historically Application BCS/UAW3/11/00873UAW) 42 – 61 Salterns Point, 36 Salterns Way (LI496/1)

Hi Andy,

Thank you for your email.

We have been seeking permission from our client to have both the garage doors disabled until we have found an alternative measure which will be approved by yourselves before installation.

I believe that both garage doors are now permanently open, the gate engineer should have dealt with this yesterday.

Would you kindly review and confirm if the enforcement notice can be removed? Any changes/alternations that are to be considered in the future will of course be ran by planning permission.

Thank you for your help

Hannah Elsey

Property Manager

Direct Dial: 01202 784287

www.rendallandrittner.co.uk



Rendall and Rittner Limited is a member of the Association of Residential Managing Agents and is authorised and regulated by the Financial Conduct Authority in respect of insurance mediation activities. This email is confidential and may well be legally privileged.

To find out how we collect and use your data please [click here to read our Privacy Policy](#) or visit www.rendallandrittner.co.uk

Telephone: 020 7702 0701 | **Website:** www.rendallandrittner.co.uk | **Email:** office@rendallandrittner.co.uk

Postal Address: Rendall & Rittner, PO Box 154, NE24 9GF | **Head Office & Registered Address:** 13B St George Wharf, London, SW8 2LE

Company Registration No: 2515428 (England and Wales)

Please consider the environment. Do you really need to print this email?

From: Andy Holmes <andy.holmes@bcpcouncil.gov.uk>

Sent: Thursday, July 20, 2023 8:21 AM

To: A.Branford@laceyssolicitors.co.uk

Cc: Hannah Elsey <Hannah.Elsey@rendallandrittner.co.uk>; Sarah Harrison-Barker <sarah.harrison-barker@bcpcouncil.gov.uk>

Subject: 22/10483/DALRGA - (Historically Application BCS/UAW3/11/00873UAW) 42 – 61 Salterns Point, 36 Salterns Way (LI496/1)

Dear Amala,

Your email below has been passed to me for action.

For context - I attach the latest correspondence sent to the managing Agents with options for compliance.

Last week (14.07.23) I visited site again and noted one of the two garage doors had been removed (The right hand door as viewed from the front)

Whilst this reverts the right-hand garage to its previous state and hence satisfies Building Regulations – the left hand garage door still remains and is not in compliance - owing to the ventilation issues of that garage.

I am unable therefore to close the matter at this stage.

I have copied in Hannah for completeness.

Please advise

Kind regards



Andrew Holmes
Building Control Officer
Transport and Engineering
T. 01202 123213
andy.holmes@bcpcouncil.gov.uk;
bcbournemouth@bcpcouncil.gov.uk
bcpcouncil.gov.uk

(working days Thursday/Fridays)

From: Amala Branford <A.Branford@laceyssolicitors.co.uk>
Sent: Thursday, July 13, 2023 1:49 PM
To: Sarah Harrison-Barker <sarah.harrison-barker@bcpcouncil.gov.uk>; Michelle Traylen <michelle.traylen@bcpcouncil.gov.uk>
Subject: BCS/UAW3/11/00873UAW 42 – 61 Salterns Point, 36 Salterns Way (LI496/1)
Importance: High

Dear Sarah and Michelle

Further to previous correspondence, you may recall that we act for the owner of a property at Salterns Point and their buyer's local search had revealed an enforcement notice, issued in 2011, in relation to a garage door which has been added to the communal parking areas. We understand that the managing agents, Rendall & Rittner, have been in contact with you with a view to regularising the position.

However, our clients have now advised us that the offending garage door has now been removed.

Are you able to confirm that the matter is now closed and that the enforcement notice has been complied with?

I look forward to hearing from you as soon as possible

Kind regards

Amala Branford : Senior Associate Solicitor

LACEYS SOLICITORS

a.branford@laceyssolicitors.co.uk
01202 377801 (Direct dial) |
01202 377985 (Residential Property legal assistants)
laceyssolicitors.co.uk | 5 Poole Road Bournemouth Dorset BH2 5QL

My assistants are:

Sophie – 01202 377876 (Monday to Friday 9.30am to 5.30pm)

Leila – 01202 377855 (Tuesday 9.30am to 2.30pm and Wednesday and Thursday 9am to 5pm)

My working hours are Monday, Wednesday & Friday 9am to 5pm and Tuesday & Thursday 9am to 2pm

DISCLAIMER: This email and any files transmitted with it may be confidential, legally privileged and protected in law and are intended solely for the use of the individual to whom it is addressed. The copyright in all documentation is

the property of BCP Council (Bournemouth, Christchurch and Poole Council) and this email and any documentation must not be copied or used other than as strictly necessary for the purpose of this email, without prior written consent which may be subject to conditions. Any view or opinions presented are solely those of the author and do not necessarily represent those of BCP Council. BCP Council reserves the right to inspect incoming and outgoing emails. If you have received this email in error please contact the sender by return and confirm that its contents have been destroyed. ***** This

email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This footnote also confirms that this email message has been checked for the presence of computer viruses.

DISCLAIMER: This email and any files transmitted with it may be confidential, legally privileged and protected in law and are intended solely for the use of the individual to whom it is addressed. The copyright in all documentation is the property of BCP Council (Bournemouth, Christchurch and Poole Council) and this email and any documentation must not be copied or used other than as strictly necessary for the purpose of this email, without prior written consent which may be subject to conditions. Any view or opinions presented are solely those of the author and do not necessarily represent those of BCP Council. BCP Council reserves the right to inspect incoming and outgoing emails. If you have received this email in error please contact the sender by return and confirm that its contents have been destroyed. ***** This

email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This footnote also confirms that this email message has been checked for the presence of computer viruses.

DISCLAIMER: This email and any files transmitted with it may be confidential, legally privileged and protected in law and are intended solely for the use of the individual to whom it is addressed. The copyright in all documentation is the property of BCP Council (Bournemouth, Christchurch and Poole Council) and this email and any documentation must not be copied or used other than as strictly necessary for the purpose of this email, without prior written consent which may be subject to conditions. Any view or opinions presented are solely those of the author and do not necessarily represent those of BCP Council. BCP Council reserves the right to inspect incoming and outgoing emails. If you have received this email in error please contact the sender by return and confirm that its contents have been destroyed. ***** This

email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This footnote also confirms that this email message has been checked for the presence of computer viruses.