

From: [REDACTED]
To: [REDACTED]
Subject: FW: 24/00420/F - Retrospective Change of Use Park Farm, Wormegay
Date: 03 April 2024 11:26:35
Attachments: [REDACTED]

Good Morning

Further to your email below, the attachments are not acceptable to validate this application.

The plans need to be accurate and to a recognisable scale as stated on the National Validation Checklists.

There are numerous examples that you can view on the Councils website if you require any further clarity.

Kind Regards

Lesley Raby, Technical Support Officer

[REDACTED]

Borough Council of
King's Lynn &
West Norfolk



From: Amber Slater [REDACTED]
Sent: Tuesday, April 2, 2024 10:14 AM
To: Borough Planning <[REDACTED]>
Subject: RE: 24/00420/F - Retrospective Change of Use Park Farm, Wormegay

Hi Lesley

I have attached some plans that the client has drawn. Are these acceptable? I appreciate they are a bit homemade but hopefully they give enough information?

Thanks

Amber Slater, BSc (Hons) MA
Planner, Associate



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For and on behalf of Brown & Co - Property & Business Consultants LLP

[REDACTED]

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From: Borough Planning [REDACTED]
Sent: Wednesday, March 27, 2024 11:06 AM
To: Amber Slater [REDACTED]
Subject: FW: 24/00420/F - Retrospective Change of Use Park Farm, Wormegay

Good Morning

Thank you for your email.

Regarding the flood risk, this site is showing climate change surface water flooding, and therefore I am not asking for a full flood risk assessment only the matrix to be completed. I have attached the form to this email for your use.

I need a floor layout plan for each unit. If there have not been any changes made to a building, you can annotate it to say existing and proposed. Where changes have been made to a building you will need to show the floor layout as it was before any work (existing) and then a separate plan to show the changes made to the building (proposed).

You have already confirmed that no external changes have been made to these buildings and therefore no elevation details are required.

Kind Regards

Lesley Raby, Technical Support Officer



From: Amber Slater [REDACTED]
Sent: Wednesday, March 27, 2024 10:12 AM
To: Borough Planning [REDACTED]
Subject: RE: 24/00420/F - Retrospective Change of Use Park Farm, Wormegay

Hi Lesley

Thank you for your email.

I have attached a plan from the client which shows the extent of the changes from the original layout.

Most of the buildings are unchanged from the original, ie a building with a concrete floor
The biggest change is the lean-to part of the large building
The internal divisions + a sliding door has created 5 individual units 14 to 18
Unit 13 was already a unit (used to store the farm sprays in)

From this, would you be able to tell me what sort of level of plans you need please? I think the plan is useful to demonstrate the minimal level of changes that have taken place since the original layout.

Many thanks

Amber Slater, BSc (Hons) MA
Planner, Associate



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From: Borough Planning [REDACTED]
Sent: Monday, March 25, 2024 1:43 PM
To: Amber Slater [REDACTED]
Subject: FW: 24/00420/F - Retrospective Change of Use Park Farm, Wormegay

Good Afternoon

Further to your email below, I have spoken to my Manager and I confirm again that the plans I have requested are necessary. They do have a bearing on this application as the Officer will need to assess what was there previously as part of processing this application..

Whether an application is retrospective or not, from a validation point of view I must ask for the same information as per the national validation checklists.

If the plans are not received within the next 28 days, this application will be returned to you.

Kind Regards

Lesley Raby, Technical Support Officer



Borough Council of
King's Lynn &
West Norfolk



From: Amber Slater <[redacted]>

Sent: Friday, March 22, 2024 12:57 PM

To: Borough Planning <[redacted]>

Subject: RE: 24/00420/F - Retrospective Change of Use Park Farm, Wormegay

Hello Lesley

Apologies for the late reply.

I still don't see how the floor plans are relevant to the determination of the application? Whenever I have submitted retrospective applications in the past it has not been necessary to do this as it has no bearing on the application. As discussed there has been no external changes. Would you be able to just clarify with the case officer and see if there is any flexibility on this please?

Thanks very much

Amber

Amber Slater, BSc (Hons) MA
Planner, Associate



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From: Borough Planning <[redacted]>

Sent: Friday, March 15, 2024 9:15 AM

To: Amber Slater <[redacted]>

Subject: FW: 24/00420/F - Retrospective Change of Use Park Farm, Wormegay

Good Morning

Thank you for your email.

The acknowledgement was sent in error. This was my mistake for which I apologise.

Whether an application is retrospective or not, from a validation point of view I have to ask for the same information as per the national validation checklists.

I need a floor plan to show the original layout of these buildings before the work was undertaken, and then the proposed floor plan to show the layout of the buildings as they are now.

If you can confirm that there were no external changes made to these buildings, then I won't need to ask you for the elevations.

Kind Regards

Lesley Raby, Technical Support Officer

Borough Council of
King's Lynn &
West Norfolk



From: Amber Slater [REDACTED]

Sent: Thursday, March 14, 2024 11:54 AM

To: Borough Planning [REDACTED]

Subject: 24/00420/F - FAO: Lesley Raby - Retrospective Change of Use Park Farm, Wormegay

[External Email]

[Confirm the senders email address is genuine, before clicking on links and replying]

Hello Lesley

I am slightly confused as I received a valid planning application letter (attached), then a few minutes later received an invalid letter (also attached). Does this mean it is valid or invalid?

If it is invalid. Why is it necessary to provide the floor plans to a retrospective application? The buildings are all in situ and in use and the application will not change the floor plans or layout of the buildings. We are not proposing any changes. They are what is there at present. Could it not be conditioned that any future changes are not allowed to occur without applying for planning permission?

Similarly, the simplified Matrix, why is this necessary when the buildings are already there and in use? It doesn't make sense to complete a flood risk assessment as we are not making any changes and therefore not increasing the risk of flooding?

Many thanks

Amber
Amber Slater, BSc (Hons) MA
Planner, Associate



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