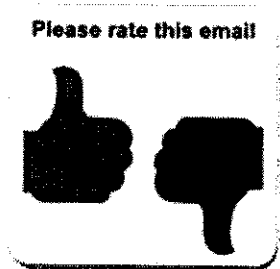


Jane Holliday

From: Julie Marcsik
Sent: 11 September 2014 09:53
To: Data Scanning
Subject: FW: Bell House, Great Wakering Condition charge (14/00206/FUL)
Attachments: Sample approval e-mail.pdf; 70mm Open Out Casement General Arrangement.pdf; 70mm Open Out Door General Arrangement.pdf; 2670-1.pdf; 2670-2.pdf; 2670-3.pdf; Condition Discharge application form.pdf; Drawing approval e-mail.pdf; 1400206 DECISION NOTICE.pdf

Discharge of conditions – please print one copy.

Kind regards
Julie Marcsik
Technical Officer
Planning & Building Control
01702 546366
www.rochford.gov.uk



From: Holli Fielden
Sent: 11 September 2014 09:24
To: PBC Technical Support
Subject: FW: Bell House, Great Wakering Condition charge (14/00206/FUL)

From: Torlot, James [<mailto:James.Torlot@aeacom.com>]
Sent: 11 September 2014 09:19
To: Planning.Applications
Cc: Robert Davis; Shaun Scrutton; Leon Clarke
Subject: Bell House, Great Wakering Condition charge (14/00206/FUL)

Dear Sir / Madam,

Please find attached all the relevant documents including the application form to discharge all conditions relating to this Planning application.

I will call you in the 5 minutes to pay the relevant fee via debit card.

Please confirm via e-mail that this has been received and confirm the date that the conditions will be formally discharged by.

Kind Regards,

James Torlôt, BSc (Hons)
Graduate Building Surveyor, Consulting
D++44 (0)20 7061 7886
M +44 (0)7834257172
james.torlot@aecom.com



MidCity Place, 71 High Holborn, London, WC1V 6QS
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Torlot, James

From: Robert.Davis@Rochford.gov.uk
Sent: 11 September 2014 07:41
To: Torlot, James
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking

James

I inspected the window sample on Monday and have discussed the matter with the Head of Service. It is considered that whilst acknowledging the thicker framing the sample is on balance acceptable provided the new windows reflect the proportions of the existing windows e.g. no night vents are provided.

The condition would need to be formally discharged and an application for this is required however this would be now a mere formality.

Regards

Robert Davis
Planning Officer – Development Management South
Rochford District Council
01702 318095
<http://www.rochford.gov.uk>



Please rate this email



From: Torlot, James [mailto:James.Torlot@aecon.com]
Sent: 10 September 2014 09:11
To: Robert Davis
Cc: Shaun Scrutton
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking

Robert,

Any update on approval of the sample window?

It's been over a week now and I am under increasing pressure from my client and the residents to get this condition discharge in order for the order to be placed.

Regards,

James Torlot, BSc (Hons)
Graduate Building Surveyor, Consulting
D+44 (0)20 7061 7886 M +44 (0)7834257172
james.torlot@aecon.com

From: Torlot, James
Sent: 01 September 2014 14:54
To: 'Robert.Davis@Rochford.gov.uk'
Cc: Shaun.Scrutton@rochford.gov.uk
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking

Robert,

The sample is now on site. Please arrange access to view the sample with the scheme manager direct. Details below:

Marion Aubin
01702 217021

Please let me have your feedback as soon as possible in order to discharge the outstanding planning condition. If the sample is ok, what is the discharge process? It is simply ringing you and paying a fee as you will have already approved the sample and approved the drawings?

Regards,

James Torlôt, BSc (Hons)
Graduate Building Surveyor, Consulting
D+44 (0)20 7061 7886 M +44 (0)7834257172
james.torlot@aeacom.com

From: Robert.Davis@Rochford.gov.uk [<mailto:Robert.Davis@Rochford.gov.uk>]
Sent: 22 August 2014 09:54
To: Torlot, James
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking

Good Morning James
I am happy with the drawings. Any news on the sample?

Robert Davis
Planning Officer – Development Management South
Rochford District Council
01702 318095
<http://www.rochford.gov.uk>

Please rate this email



From: Torlot, James [<mailto:James.Torlot@aeacom.com>]
Sent: 11 August 2014 15:49
To: Robert Davis
Cc: Katie Rodgers
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking

Rob,

Please can you review the information I provided you last Monday. The sample should be ready in the next week or two.

Regards,

James Torlôt, BSc (Hons)
Graduate Building Surveyor, Consulting
D+44 (0)20 7061 7886 M +44 (0)7834257172
james.torlot@aecom.com

From: Torlot, James
Sent: 04 August 2014 12:24
To: 'Robert.Davis@Rochford.gov.uk'
Cc: Katie.Rodgers@Rochford.gov.uk
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking

Morning Robert,

Please find attached updated drawings showing details requested for Bell House. I am currently arranging for the sample to be manufactured and will notify you when it is on site and ready for review.

In the meantime can you please review the drawings and confirm you are happy with them in principle. Hopefully we should have the sample for inspection in the next couple of weeks.

Kind Regards,

James Torlôt, BSc (Hons)
Graduate Building Surveyor, Consulting
D+44 (0)20 7061 7886 M +44 (0)7834257172
james.torlot@aecom.com

From: Robert.Davis@Rochford.gov.uk [<mailto:Robert.Davis@Rochford.gov.uk>]
Sent: 31 July 2014 11:39
To: Torlot, James
Cc: Katie.Rodgers@Rochford.gov.uk
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking

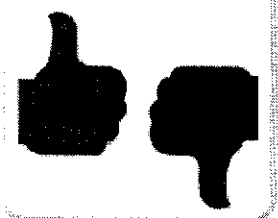
James

Thank you for your e-mail. One typical drawing for each would be acceptable. Scales should be either 1:10 or 1:20 at most. My manager has asked for drawing to show how it fits in relation to the brickwork at the side i.e. how set in it would appear. If we also have a sample to look at then that would be more than sufficient. If we need anything further then that could be requested later.

Regards

Robert Davis
Planning Officer – Development Management South
Rochford District Council
01702 318095
<http://www.rochford.gov.uk>

Please rate this email



From: Torlot, James [<mailto:James.Torlot@aecom.com>]
Sent: 31 July 2014 11:08
To: Robert Davis
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking

Robert,

I am arranging for a larger drawing to be produced. Before I do can you confirm you are happy for 1 drawing of 1 window type and 1 door type. (I will opt for the most typical on the front elevation) and confirm what exactly it must show. The drawing I provided showed everything I thought was necessary so please could you confirm what size, what scale and what details you would expect so we can get things moving.

Regards,

James Torlôt, BSc (Hons)
Graduate Building Surveyor, Consulting
D+44 (0)20 7061 7886 M +44 (0)7834257172
james.torlot@aecom.com

From: Robert.Davis@Rochford.gov.uk [<mailto:Robert.Davis@Rochford.gov.uk>]
Sent: 30 July 2014 11:50
To: Torlot, James
Cc: Katie.Rodgers@Rochford.gov.uk
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking

Dear James

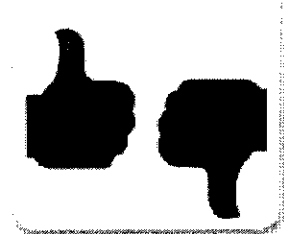
I have returned to work today and discussed it with the Planning Manager.

Thank you for the supplied details. Although you have provided a cut away section of the window arrangements my Manager considers that we should also have a large scale drawings of door/windows complete with glazing (not cutaway as shown on these drawings). We would also like a sample of a window in order to assess the suitability.

Once an application to discharge the conditions, complete with satisfactory above details, comes in I will process it as a matter of urgency given that you wish to proceed with works as a matter of urgency.

Robert Davis
Planning Officer – Development Management South
Rochford District Council
01702 318095
<http://www.rochford.gov.uk>

Please rate this email



From: Torlot, James [<mailto:James.Torlot@aecom.com>]
Sent: 22 July 2014 15:35
To: Julie Marcsik; Robert Davis
Subject: RE: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Waking
Importance: High

Julie / Robert,

Please find attached further detailed information for the typical window and typical door. Please confirm you are happy with this and this information is adequate so I can formally submit my discharge of conditions application.

Regards,

James Torlôt, BSc (Hons)
Graduate Building Surveyor, Consulting
D+44 (0)20 7061 7886 M +44 (0)7834257172
james.torlot@aecom.com

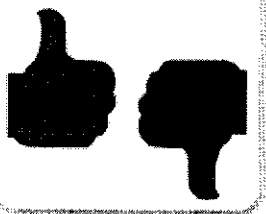
From: JulieM@Rochford.gov.uk [<mailto:JulieM@Rochford.gov.uk>]
Sent: 22 July 2014 15:23
To: Torlot, James
Subject: ROCHFORD DISTRICT COUNCIL: 14/00206/FUL - Bell House High Street Great Wakering

Dear James Torlot,

Please find attached the decision notice for the above planning application. Apologies for the delay in sending this to you.

Kind regards
Julie Marcsik
Technical Officer
Planning & Building Control
01702 546366
www.rochford.gov.uk

Please rate this email



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Application for approval of details reserved by condition.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text" value="MR"/> First name: <input type="text" value="LEON"/>	Title: <input type="text" value="MR"/> First name: <input type="text" value="JAMES"/>
Last name: <input type="text" value="CLARKE"/>	Last name: <input type="text" value="TORLOT"/>
Company (optional): <input type="text" value="SANCTUARY HOUSING GROUP"/>	Company (optional): <input type="text" value="AECOM"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text"/>	House name: <input type="text" value="Clarence House"/>
Address 1: <input type="text" value="Lymington Ave"/>	Address 1: <input type="text" value="Minerva Business Park"/>
Address 2: <input type="text" value="88-96 High Road"/>	Address 2: <input type="text" value="Lynchwood"/>
Address 3: <input type="text"/>	Address 3: <input type="text" value="Peterborough"/>
Town: <input type="text" value="Wood Green"/>	Town: <input type="text"/>
County: <input type="text"/>	County: <input type="text" value="Cambs"/>
Country: <input type="text" value="UK"/>	Country: <input type="text" value="UK"/>
Postcode: <input type="text" value="N22 6HE"/>	Postcode: <input type="text" value="PE2 6FT"/>

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

Reference number: Date of decision: (Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1.	<input checked="" type="checkbox"/>	6.	
2.	<input checked="" type="checkbox"/>	7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started? ☐ Yes ☒ No

If Yes, please state when the development started (DD/MM/YYYY): (date must be pre-application submission)

Has the development been completed? ☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition? ☐ Yes ☒ No

If Yes, please indicate which part of the condition your application relates to:

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

11/09/2014

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

james.torlot@aecon.com

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

NOTICE OF DECISION**Town and Country Planning Act 1990**

Date : 22 July 2014

Application No : 14/00206/FUL

Parish : Great Wakering Parish Council

Proposal : Replace Existing Timber Windows with UPVC Double Glazed Windows

Site Location : Bell House High Street Great Wakering

Applicant : Sanctuary Housing Group - Mr Leon Clarke

The Council as District Planning Authority hereby give notice of their decision to **GRANT PLANNING PERMISSION** for the above proposal as described in drawing(s) PL-001, PI-002, PL-003, PL-004, date stamped 8th April 2014, subject to the conditions set out below

Your attention is drawn to the notes enclosed

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No replacement windows or doors shall be inserted in the building until detailed drawings of the proposed replacement windows and doors have been submitted to and approved in writing by the Local Planning Authority. The design of the replacement windows and doors should be as close to the design of the existing windows and doors as possible. Once agreed, the replacement windows and doors shall be installed as agreed.

REASON: To enable the Local Planning Authority to retain adequate control over the appearance of the building in order to preserve the setting of the adjacent listed building and conservation area.

Cont/d overleaf...

REASON FOR DECISION AND STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the adopted Development Plan and all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

Relevant Development Plan Policies and Proposals:

HP6, BC1 of the Rochford District Council Adopted Replacement Local Plan

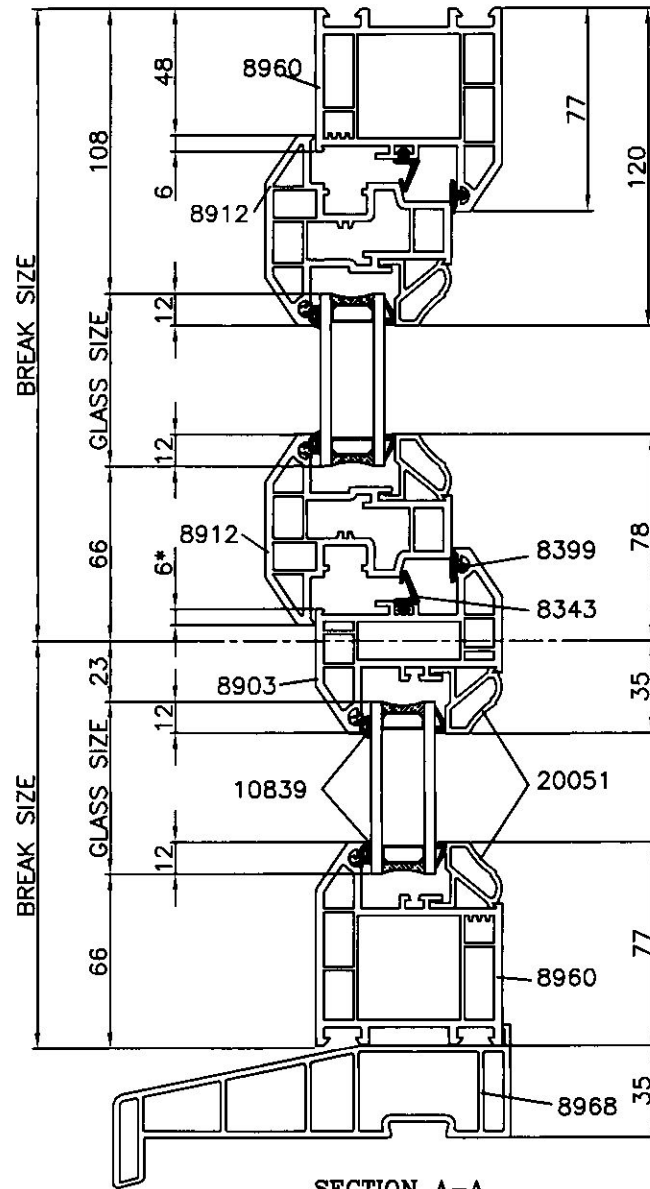


SHAUN SCRUTTON
HEAD OF PLANNING AND TRANSPORTATION

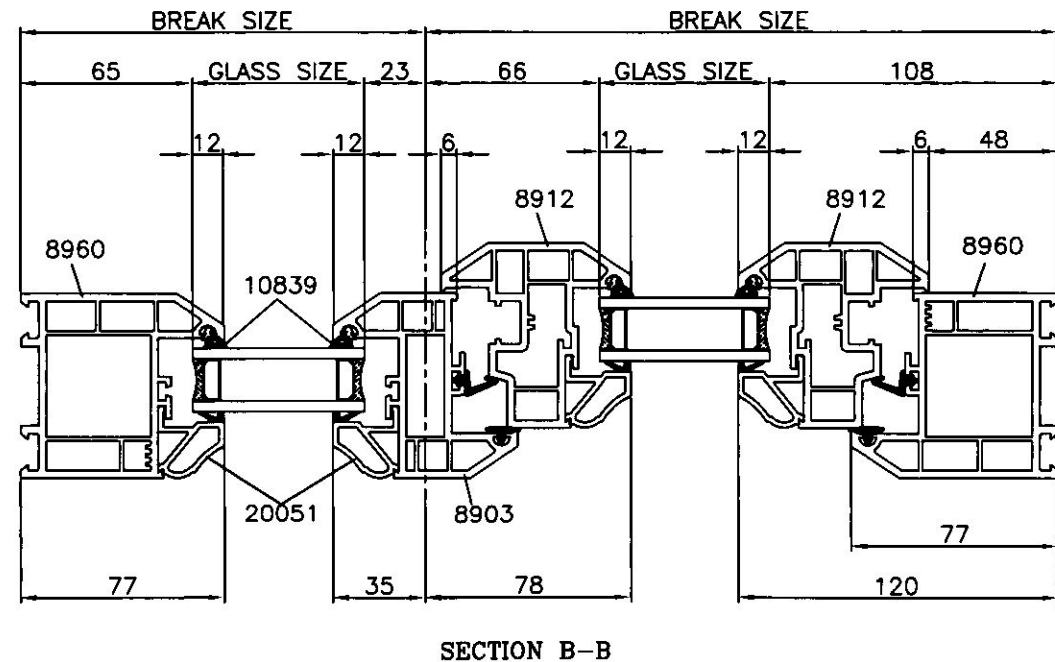
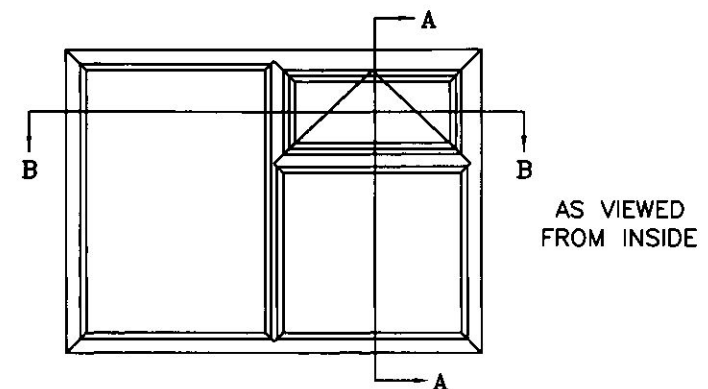
Council Offices, South Street, Rochford, Essex SS4 1BW
Telephone: 01702 546366 Facsimile: 01702 545737
DX: 39751 Rochford Website: <http://www.rochford.gov.uk>



NOTE: REFER TO REINFORCEMENT RULES MSC\057 OR MSC/211 FOR REINFORCEMENT SPECIFICATION



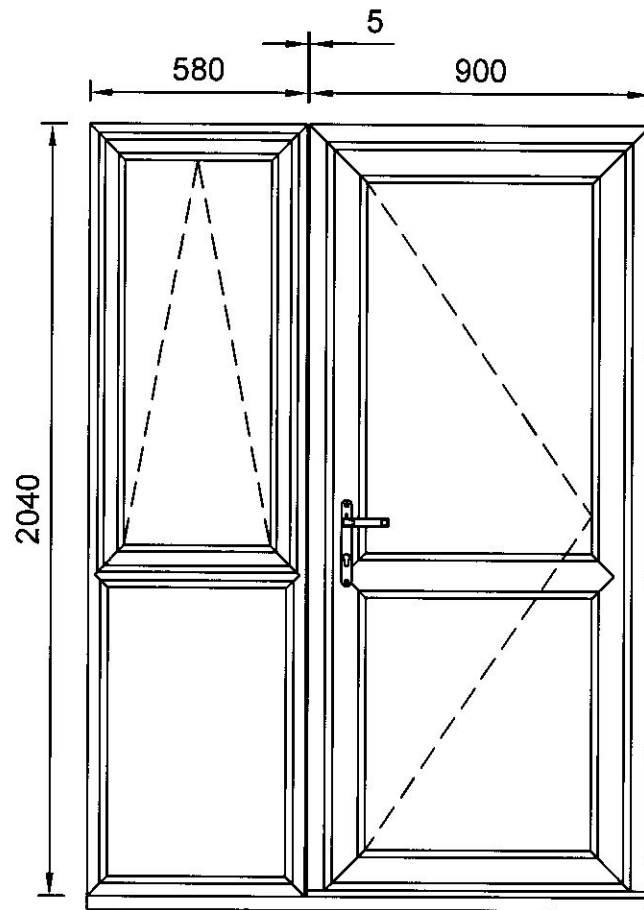
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Support Services



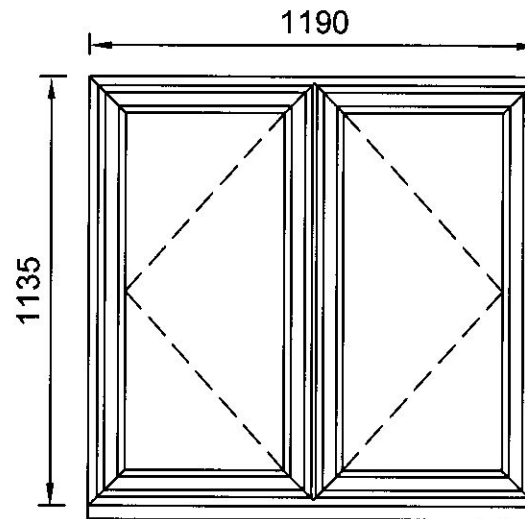
Note*
For 8" FRICTION STAYS ONLY the dimension showing the coverage at the bottom of the vent is 5mm for top hung vents. This is to avoid the handle clashing with the frame

Rev: A1	14/01/01	File: 14/01/01	Product: PVCU WHITE 100/100 WIDE FRAME	Scale: 1:1	Date: 04/12/01	Project: UH	Drawn: GA\586	Rev: A
Title: VERTICAL / HORIZONTAL GENERAL ARRANGEMENT		Scale: 1:1		Date: 04/12/01		Project: UH		Rev: A
Author: S.S.S.		Check: S.S.S.		Date: 04/12/01		Project: UH		Rev: A

Door and Side Light
Proposed Elevation Design



Casement Window
Proposed Elevation Design

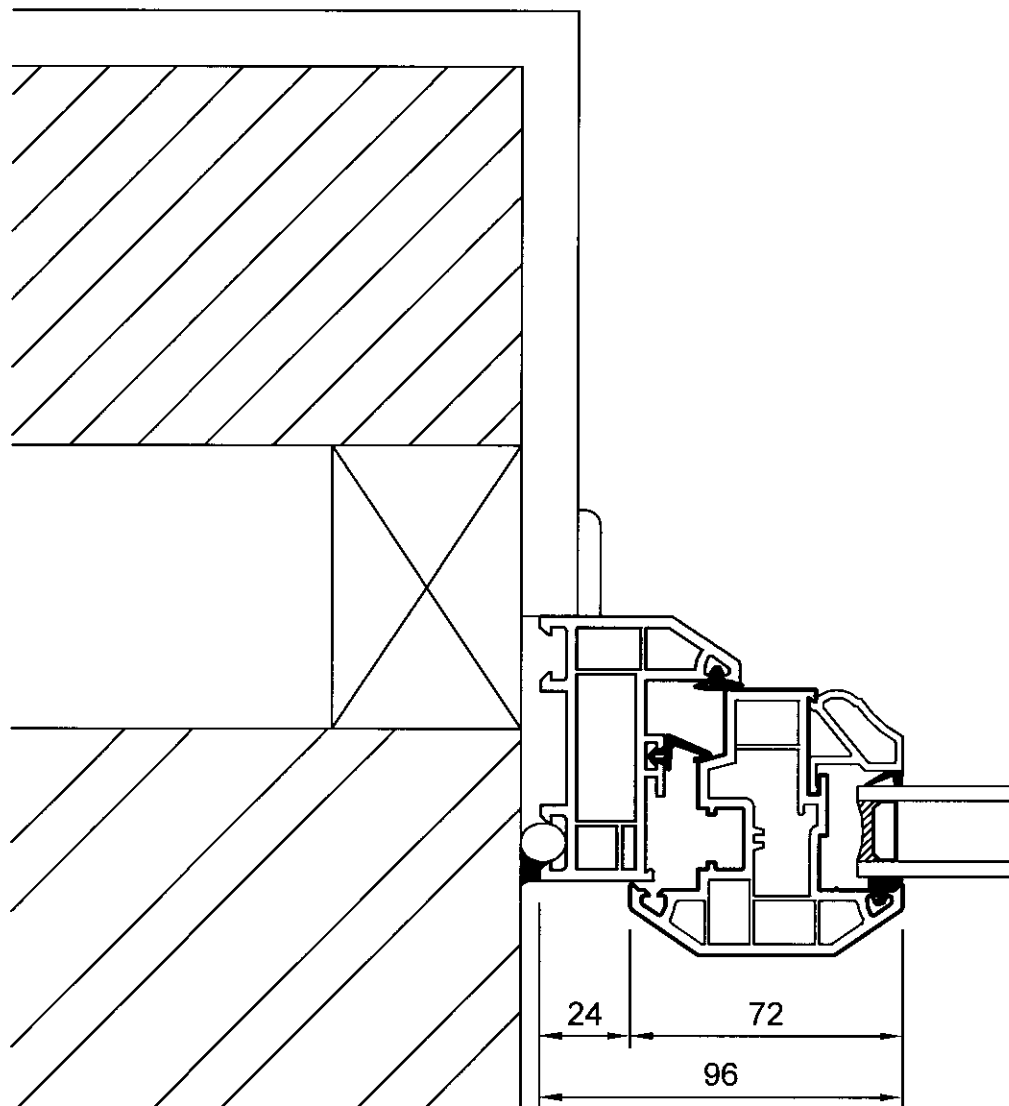


RECEIVED

11 09. 2014

Support Services

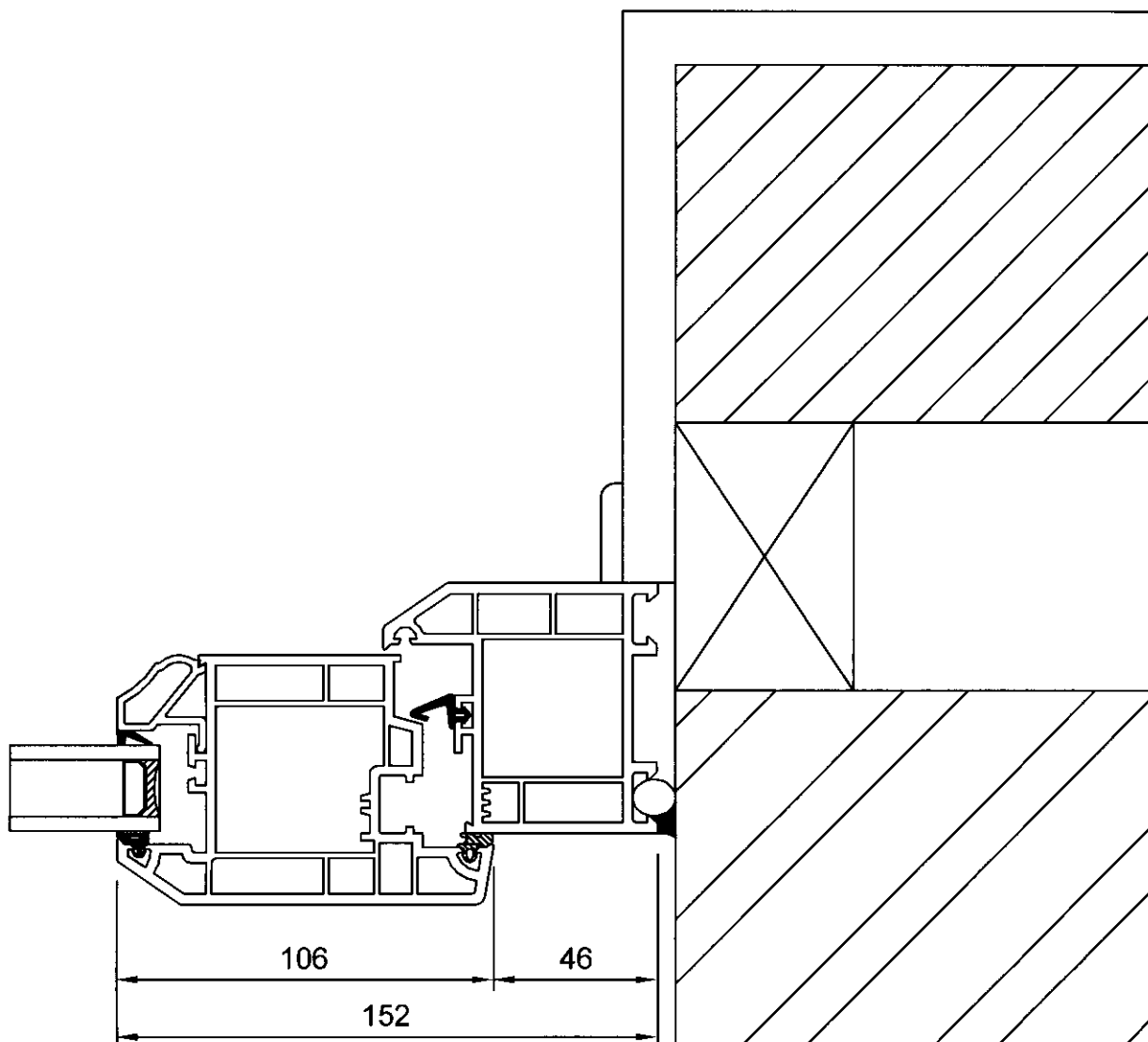
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						Checked	Date	Sheet
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				PLANNING WINDOW ELEVATIONS				
				SANCTUARY HOUSING - 1 BELL HOUSE				
				Product codes		Drawing No.		Rev.
				UH, UN		WPA/2670 - 1		



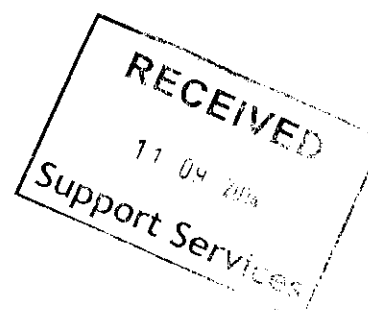
Casement Window & Side Light Jamb Reveal Section Detail



Rev	Description	Name	Date	Anglian <small>Design services</small>		Name	Date	Scale
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						Checked	Date	Sheet
								A4
				Title				
				PLANNING WINDOW SECTION DETAILS				
				SANCTUARY HOUSING - 1 BELL HOUSE				
				Product codes		Drawing No.		Rev.
				UH, UN		WPA/2670 - 2		



Door Jamb Reveal Section Detail



Rev	Description	Name	Date	Anglian <small>Design services</small>		Name	Date	Scale
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						Checked	Date	Sheet
								A4
				Title				
				PLANNING WINDOW SECTION DETAILS				
				SANCTUARY HOUSING - 1 BELL HOUSE				
				Product codes		Drawing No.		Rev.
				UH, UN		WPA/2670 - 3		