

**Lawrence, Steve**

**From:** Neil Holmes [neilholmes@quaysidearchitects.com]  
**Sent:** 23 December 2011 15:54  
**To:** Lawrence, Steve  
**Cc:** Turner, Jenna  
**Subject:** Re: 141 BURGESS & NEW DWELLING  
**Importance:** High

Mr Lawrence

3rd at 2 pm is ok

First floor mostly storage at the moment as previously indicated.  
My understanding of the previous position is that it was *not expedient* to serve an enforcement notice if the dwelling was to be built.

Rather than your *...whether still expedient* trust that this is the position.

It would be helpful to answer our 14 December query with regard to regularising the use before the committee date so that the committee is aware of that proposal and officers response to it.

Regards

Neil Holmes

On 22 Dec 2011, at 16:55, Lawrence, Steve wrote:

Thanks for that Neil,

As stated earlier, the monitoring report for 141 and Business Use and questions of whether still expedient to serve Enforcement Notice, now being put to 17.1.2012 PRoW Panel.

All those who have previously written in on this have been advised of same via letter that will go out tomorrow inviting any further written views they may have on the matter to be with me by close of business 13.1.2012. This of course includes yourself.

Will write to you closer to the Panel date to advise you of likely timing for that item on the agenda.

Would it be possible for 2 officer to come and have a look around 141 in your presence some time on 3.1.12 (pm) or 4.1.12, so I can faithfully report how property being used at that time in my report please?

I will need to finalise my (hopefully short) report by 5.1.2012.

I'm in tomorrow, then offices are shut until 3.1.2012.

Regards

S Lawrence, Site Development Team Leader, SCC.

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**From:** Neil Holmes [mailto:neilholmes@quaysidearchitects.com]  
**Sent:** 14 December 2011 16:04  
**To:** Turner, Jenna  
**Cc:** Lawrence, Steve

**Subject:** 141 BURGESS & NEW DWELLING

Ms Turner

Ref attached letter regarding unauthorised use of 141 by copy to Mr Lawrence we note this response to his 17 November enquiry about regularizing our office use.

Regards

Neil Holmes

**Lawrence, Steve**

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**From:** Neil Holmes [neilholmes@quaysidearchitects.com]  
**Sent:** 17 November 2011 17:25  
**To:** Lawrence, Steve  
**Cc:** Lyons, Chris; Turner, Jenna  
**Subject:** Re: 141 Burgess Road  
**Importance:** High

Mr Lawrence

My recollection is that completion of the new dwelling would overcome the Authorities loss of a family dwelling objection. presumably this is what you mean in your sentence

*Members may also wish to know progress on the new house*

*and how far off occupation it is, to understand whether Policy*

*H6 of local plan review.*

The dwelling will be completed in the near future.

We have no objection to a visit.

Next week is tight for me Friday am late morning may be ok if I can let you know Thurs pm otherwise week commencing 22nd not Mon am rest ok @ present if you want to fix a date.

Use unchanged live work - intermittent use of live on first floor currently mostly storage first floor due to construction disruption.

We were aiming for Christmas finish but this may slip a month if floor screed is not dry in time to complete finishing elements. End of Jan likely.

We did not submit an app because we could not agree terms of a 106 requiring completion of the dwelling. As a consequence we are building the dwelling to avoid the requirement for a 106. Its completion will overcome the Authorities loss of a family dwelling objection.

We were given to understand in our negotiations with Mr Lyons and Ms Turner that the Authority would be prepared to grant office use or live work use if the new dwelling is completed and haven't given the matter a great deal of thought recently, because we will not be in a position to overcome the Authorities objection until the new dwelling is complete.

From that point of view it may be more productive to postpone your visit for a month and you should be able to report that the new dwelling is close to completion or completed ahead of the timeframe discussed

with officers.

By copy of this email to Mr Lyons we suggest that you consider this option.

Regards

Neil Holmes

On 17 Nov 2011, at 16:45, Lawrence, Steve wrote:

Dear Mr Holmes,

I have been asked by Chris Lyons to prepare a monitoring report for Members, at 20.12.11 Planning Panel, reviewing the Panel's last resolution to take enforcement action against business use at above address.

Please indicate whether you are willing for 2 officers to visit to see current state of play/use of building, with you of course in attendance.

Can you please confirm in writing how 141 is being used, so officers can verify this on their visit.

Members may also wish to know progress on the new house and how far off occupation it is, to understand whether Policy H6 of local plan review.

They may also wish to know if you intend to submit a further planning application to regularise use of 141. Please comment.

Please indicate a couple of dates you would be willing to meet on site next week.

Many thanks.

Regards,

Steve Lawrence Site Development Team Leader SCC