

**From:** Kanan Purkayastha <Kanan.Purkayastha@lewes-eastbourne.gov.uk>  
**Sent:** Tuesday, January 16, 2024 11:54 AM  
**To:** Chloe Timm <Chloe.Timm@lewes-eastbourne.gov.uk>; Customer First <customerfirst@lewes-eastbourne.gov.uk>  
**Subject:** RE: Re: 230825-Halton House

Dear Chole,

The application is for prior approval of change of use from Commercial, Business and Service (Class E) to Dwelling house Class C3) to create 1no two-bedroom flat at ground floor level at Halton House 56 Latimer Road Eastbourne East Sussex BN22 7BY.

I note from the additional information provided that the site was used as office storage and window cleaning business. I also note that some refurbishment activity involved at the site. So, if LPA is minded to grant a planning permission, then I recommend the following condition and information:

**Condition: Unsuspected land contamination**

If, during development, contamination not previously known is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with.

**Reason:** To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework].

Informative

(a)The applicant is hereby reminded of the Control of Asbestos Regulations 2012 when carrying out demolition and other works associated with the development hereby permitted. For more information please visit <http://www.hse.gov.uk/Asbestos/regulations.htm>

(b)All waste material arising from any site clearance, demolition, preparation and construction activities should be stored, remove from the site and disposed of in an appropriate manner.

Regards,

Kanan

Dr Kanan Purkayastha  
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