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To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Subject: AB/108/19/PL

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The application site forms part of an attractive building which contains retail units on the ground floor and what appears to be residential above. It forms a focal point on the street-scene and is a reminder of the historical development of the town. The ground floor retail element maintains a traditional looking shop front which forms an important part of the buildings appearance and character.

The building is also located within the Arundel Conservation area, which contains a wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Tarrant Street forms one of two very attractive streets which lead westwards from the High Street. Tarrant Street is a narrower and livelier road compared to Maltravers Street with a number of interesting small shops at one end. The application site is located at the far western end of the street and sits in isolation, surrounded predominantly by residential properties.

There are a number of listed buildings within the local area, but these are not within the immediate locality, and are not considered to be affected by this proposal.

The application relates to a change of use and alterations to the rear elevation of the building. The concept of the change of use to residential accommodation is thought to be acceptable, as the majority of the buildings in the immediate area are also of that use.

It is positive to note that the application proposes that the existing shop front will remain as it currently does. However, it is not clear if any building regulations requirements would mean that this should be altered to provide for ventilation. Any changes to this window could harm the elevation of the building and might not be capable of support.

The alterations to the rear of the unit will not be visible from the public domain and are therefore acceptable.

Any new materials should match the existing ones and be treated to reflect those already present. This includes the use of an appropriate colour for any joinery.

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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