



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

2nd December 2020

Dear Sir/Madam,

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AB/120/20/PL
Site Address: Old Bank House 1 High Street Arundel BN18 9AD
Description of works: Change of use of existing building from office (Use Class E) to residential dwelling (Use Class C3) with minor internal layout changes. This application affects the setting of listed buildings, affects the character & appearance of the Arundel Conservation Area & is in CIL Zone 2 (CIL Liable) as new dwelling.

Thank you for your internet representation made on 1st December 2020 which has been recorded as an objection with the comments as follows:

OWPC31832

No 1 High Street, Listed Grade 2, three stories in height, of imposing design, and dating to the late 18th Century, occupies a very prominent position on the riverfront and at the western end of the bifurcated High Street.

Arundel is designated a Local Service Centre and the application site is shown as lying within the primary retail frontage for the purposes of Policy RET SP1 of the Arun District Local Plan 2018. Policy EMP DM1, paragraph 2, of the Local Plan aims to protect existing employment sites, including B1 uses.

It is the Panel's understanding that Class 0 of the GDPO 2015 permits conversion of office uses to residential but not in respect of Listed Buildings, and that appears to be the reason why 1 High Street is included in the application but not 3 High Street because the latter is not listed. It does mean though that given the number of Listed Buildings in the town centre the Council will be able to significantly control proposals to change office uses to residential use; particularly important at ground floor level in the town centre in order to protect its character.

The mix of commercial, business, office, restaurant and retail uses at ground floor level within the historic core of the town is an essential part of its character, viability, vitality, importance as a service and employment centre for the local population, and as a visitor attraction. The proposal to change the use to residential will conflict with the Local Plan policies mentioned and will impact adversely on the character of the Arundel Conservation Area. The grant of planning permission could also set a precedent for further similar undesirable ground floor changes of use in the town centre to the further detriment of the character of the conservation area.

The Design, Access and Heritage Statement submitted supplies no convincing evidence that any type of office use is no longer viable. In addition, the Statement should also address whether or not retail or restaurant uses would be viable in this prominent location.

In the absence of any convincing evidence concerning the viability or otherwise of appropriate office, retail or

restaurant uses, the Panel consider that the proposals conflict with the Local Plan policies mentioned above. In addition, it also conflicts with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of the character and economic viability of conservation areas.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.