

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 January 2021 11:08
To: Planning Scanning
Subject: FW: AB/120/20/PL and AB/ 121/20/L Old Bank House, 1 High Street, Arundel

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 19 January 2021 18:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AB/120/20/PL and AB/ 121/20/L Old Bank House, 1 High Street, Arundel

Please scan as EOT correspondence

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: [REDACTED]
Sent: 19 January 2021 17:52
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: AB/120/20/PL and AB/ 121/20/L Old Bank House, 1 High Street, Arundel

Hi Anita

I am happy to agree on an extension of time to the 5th February 2021. My client has got marketing information from when he purchased it and also has details of the marketing that was done prior to his purchase. This is what we are

trying to collate together to submit. I appreciate your cooperation on this one and we will submit everything we have hopefully by the end of the week. You can then considered this and advise prior to determination.

At this stage I don't need to speak to your team leader as I think we have the opportunity to submit our information and see if we can resolve the issue.

Thank you for your assistance on this.

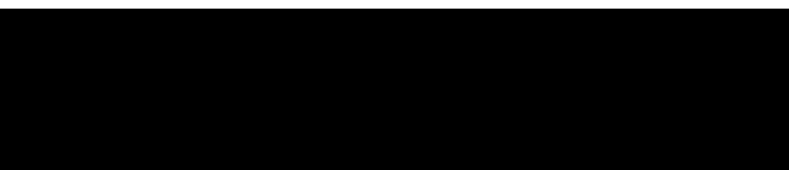
Regards

Philip Dudley
Director



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 19 January 2021 17:32

To: [Redacted]

Subject: RE: AB/120/20/PL and AB/ 121/20/L Old Bank House, 1 High Street, Arundel

Hi Philip,

That will be acceptable as long as you can agree to an EOT until 05-02-2021 to allow for consideration of the information. Do you know what marketing was carried out on the premises before your client acquired the site in September? If you can advise in the next 7 days that will help to address the marketing aspect.

Do you still wish to speak to my Team Leader regarding your earlier e-mail which I have forwarded to him?

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737520

E: anita.gardner@arun.gov.uk



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From: [REDACTED]
Sent: 19 January 2021 16:24
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: AB/120/20/PL and AB/ 121/20/L Old Bank House, 1 High Street, Arundel

Anita

Further to my previous email. I have just spoken to my client and he has a chartered MRICS surveyor currently preparing a viability report for him on the property. This is due to be completed by end of play tomorrow therefore I would appreciate at the least you agree to an extension of time for consideration of this document.

Regards

Philip Dudley
Director

[REDACTED]



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[REDACTED]

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 19 January 2021 15:21
To: [REDACTED]
Subject: RE: AB/120/20/PL and AB/ 121/20/L Old Bank House, 1 High Street, Arundel

Hi Philip,
I acknowledge receipt of your e-mail and amended plans.
The Listed Building Consent application can now proceed to determination. The Conservation Officer's comments regarding internal alterations and drainage will be addressed by the imposition of conditions.

However the planning application will be refused on the basis of lack of marketing viability appraisal in conflict with policy EMP DM1 (2a) of Arun Local Plan. Alternatively the planning application can be withdrawn before Friday this week. I cannot agree to allow the application to remain underdetermined awaiting receipt of further information.

Regards

Anita

Anita Gardner

Principal Planning Officer,
Directorate of Place

T: 01903 737529

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From:

Sent: 18 January 2021 15:16

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: AB/120/20/PL and AB/ 121/20/L Old Bank House, 1 High Street, Arundel

Hi Anita

I have now reviewed the drawings. You will appreciate with these old high street buildings it is difficult to get a perfect match on the boundaries, as over the years boundaries move and change. Anyway for clarification I have always followed the title plan that my client owns. I attach this. My submission was always based on this red line outline.

I have therefore changed the floor plans to match the red line and revised the courtyard. I have then updated the site plans and the location plan. To clarify I have not changed the red and blue outlines in terms of their extent as this was always correct. All I have done is changed the dividing line between the red and blue lines and therefore it is all still within my clients ownership as per the title. I don't believe therefore that there is any need to readvertise as I have not actually changed the boundaries only the line between red and blue.

I trust this clarifies matters and I would be grateful if you can accept the attached drawings as amendments to the application.

I have read the comments from the conservation officer. Can you confirm if you require any further information on this or any additional info on the drawings.

With regard to the viability of the office use I am happy to put something together if you feel it is necessary but it is quite evident especially over the past year of lockdown that my client cannot get any tenants for this type of office. When he brought the serviced offices there was only 3 or 4 tenants. These have now vacated as they don't need offices. He cannot get any new tenants as the buildings just don't offer the standards required. Also the fact that there is a LDC for conversion of the above to residential anyway this only leaves the ground floor as commercial. There are no practical uses for this as things like cafes and restaurants you need kitchen space which then means extraction systems which you have no space to put at the back. The listed status of the building means you cannot do anything with regard to shop fronts etc therefore it seems conversion to a dwelling is the best solution to maintain and improve the character of the building. Also the actual policy relates to uses within the high street that provide and maintain viability to the town centre. The current offices do not contribute anything to the town centre as the tenants of the offices are running companies that have nothing to do with Arundel and the people that work there only used them as service addresses and were probably only in the office 30-40% of the time. The loss of

the offices will have no impact on the viability of the town centre as they were not contributing any use that would have knock on effect to the town centre.

I am happy to agree any further extensions of time so you have all the information you require as it seems we are close to agreeing things on this one.

Regards

Philip Dudley
Director



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