

Planning & Heritage Statement

Site: 2 Maltravers Street, Arundel, West Sussex

Proposal: Change of use of building from residential (C3) to a mixed use of residential and art gallery (Class E).

Mrs Coppen
April 2022



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Town Planning ► Development Consultancy



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1. **Introduction**

- 1.1. Henry Adams LLP act of behalf of Mrs Coppen in respect of this planning application for the change of use of the existing C3 dwellinghouse, to a mixed use of residential and Class E, allowing flexible use of the building to be used as both and art gallery (for the display and sale of art) and a residential dwelling.
- 1.2. This Statement sets out the relevant background for the determination of this planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations. The statement incorporates the following:
 - Heritage Assessment
- 1.3. The proposals have been informed by the policies within the National Planning Policy Framework (NPPF), Arun Local Plan, Arundel Neighbourhood Plan and supplementary planning documents.

2. **Site and Surroundings**

- 2.1 The property is located on Maltravers Street within the built-up area boundary of Arundel, although it is on the edge of the Local Plan 'Town Centre' policy designation boundary and close to the primary Shopping Frontage in the High Street. The Town Centre hosts a mixture of uses, however, it mainly comprises retail, restaurant and residential uses.
- 2.2 The building is also situated within Arundel Conservation Area and is listed Grade II. It is a two storey building within a terrace of properties of varying numbers of storeys. The building has a mixture of materials on its front elevation, including brick, render and timber. The fenestration comprises vertical sliding timber sash windows with internal shutters.
- 2.3 The neighbouring properties are in residential use, whilst opposite lies a restaurant. Maltravers Street is an adopted highway, subject to a 30mph speed limit. Footpaths on both sides of the road provide pedestrian access to surrounding amenities, with the road being lit.
- 2.4 In terms of connectivity, Arundel Train Station provides regular services across the South coast and North to London Victoria. Furthermore, there are bus stops within the area.

Planning History

- 2.5 There is no notable planning history relating to the application site. The planning history is as follows:

Application Reference	Proposal	Decision
AB/101/01	Conservatory addition, loft conversion, outbuilding demolition	Approve Conditionally

AB/102/01/L	Application for Listed Building Consent for conservatory addition, loft conversion/bedroom, study. Outbuilding removal, secondary glazing and general renovation	Approve Conditionally
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3. **Application Proposal**

- 3.1 The application proposes the change of use to the building, which is currently occupied as a single dwelling, to a mixed use to residential and Class E. It is intended to use a number of the rooms as either an art gallery for the display and sale of art or residential use, or both, given that they would comprise a compatible mix of uses. This does not involve any alteration to the internal or external fabric of the building as the art gallery will remain linked internally to the residential accommodation.
- 3.2 The applicant has had an established art gallery in the Arundel for 11+ years. The change of use of 2 Maltravers Street provides the opportunity for the applicant to be the owner / occupier of their art gallery.
- 3.3 This application has been submitted alongside an application for Advertisement Consent and associated Listed Building Consent for the advertisements which are required as part of this use.

4. **Planning Policy**

- 4.1 The specific policies of relevance to this application are summarised below:

Arun District Local Plan 2011-2031 (ADLP) (2018)

- SD SP2 Built up Area Boundary
- D DM1 - Aspects of Form and Design Quality
- T SP1 – Transport and Development
- RET DM1 – Retail Development
- HER DM1 – Listed Buildings
- HER DM3 – Conservation Areas

Arundel Neighbourhood Plan

- AR7 – Town Centre

National Planning Policy Framework and Guidance

- 4.2 At national level, the National Planning Policy Framework (NPPF) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications assessed. It is a material consideration that carries substantial weight.

- 4.3 Paragraph 81 of the NPPF deals with building a strong competitive economy and states that 'Decisions should help create the conditions in which businesses can invest, expand and adapt'.
- 4.4 Part 7 of the NPPF seeks to ensure the vitality of town centres. Paragraph 86 states 'Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 4.5 In terms of the historic environment, Paragraph 197 sets out the matters to be considered by LPAs in determining planning applications. Of relevance to this application are parts (a) and (b). These parts relate to the desirability of sustaining and enhancing the significance of the assets in order to put them into viable uses consistent with their conservation, and the positive contribution they can make to the economic vitality of their communities.

5 Scheme Assessment

- 5.1 This section sets out the merits of the scheme and its general compliance with national and local planning policy.

Principle of Development

- 5.2 The site is located within the built up area of Arundel where policy SD SP2 of the Local Plan states development should be focused and will be permitted subject to consideration against other policies of the Plan.
- 5.3 Policy RET DM1 of the Arun Local Plan relates to retail development and town centre uses. The application site is outside of the 'Town Centre boundary' and is not within a primary or secondary shopping frontage. As such, Part 3 of the policy is relevant to the proposal, to which the criteria are set out and addressed below:

"a. The scheme meets the impact tests of the NPPF."

The proposed area subject to the change of use falls below the local threshold to undertake the retail impact assessment, as set out within the NPPF.

"b. The scheme is easily accessible by the highway network and public transport."

The application site is in a highly sustainable location within a built-up area and on the edge of the 'Town Centre Boundary'. It benefits from easy access on the established highway network with parking available within the town in car parks or on street. Arundel has a train station and multiple bus stops which provide plentiful opportunities to access the site by way of public transport.

"c. The scheme includes provision for access by cycle and on foot."

The site is easily accessible on foot being located on the edge of the designated Town Centre close to parking facilities and other means of public transport. The town is also accessible by bike and there are cycle racks in the vicinity.

"d. The scheme includes appropriate provision to enable access for people with disabilities."

The application building is a heritage asset and as such, there is limited potential for physical works in order to enable disabled access to the site.

- 5.4 It is therefore concluded that the principle of the development is acceptable and accords with policy SD SP2 the relevant criteria set out within RET DM1 of the Arun Local Plan.
- 5.5 In terms of the Neighbourhood Plan, Policy AR7 seeks to strengthen the vitality and viability of Arundel Town Centre. The proposal is in line with this policy as it is considered to enhance and strengthen the Town Centre area of Arundel.

Design

- 5.6 The proposal does not seek to perform any physical alterations to the building in order to accommodate the proposed use, as such, the design and character considerations are limited to the impact of the change of use alone.
- 5.7 The proposed gallery will not be an intensive use and as such there will not be a material impact on the character or level of activity above that associated with the existing dwelling. Furthermore, it will not significantly impact on the occupiers of adjoining properties.
- 5.8 Therefore, the proposed development can be considered to accord with D DM1 of the Arun Local Plan.

Highway Safety and Parking

- 5.9 The proposed change of use is of a modest scale, and the use as an art gallery is felt to be appropriate for the area. The proposal is sited in a highly sustainable location, which is served by a plethora of sustainable transport options.
- 5.10 Whilst the application does not include any parking provision there are many public car parks within the area which would serve customers who wished to access the site by car. Trips are also likely to be combined with access to other facilities and services in the town or the use will attract tourist who are already parked elsewhere. It should also be noted that the residential dwelling does not benefit from any parking so there will not be any residential parking lost as a result of the development.

Heritage Statement

- 5.11 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. This legislation applies only to designated listed buildings that may be affected by the proposed development.

- 5.12 Section 66 (1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 5.13 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 5.14 There are no alterations proposed to the building to facilitate the change of use and therefore the historic interest of the listed building will be preserved.
- 5.15 The building is sited within Arundel Conservation Area along Maltravers Street where buildings front directly onto the pavement to form a cohesive, attractive group. This part of the Conservation Area is characterised by a mixture of shop frontages, residential frontages and commercial uses, and as such, there are many heritage assets which are in alternative uses. The proposal will preserve the character and appearance of the conservation area.
- 5.16 The proposed development is considered to have a neutral impact on the historic environment, given the lack of any physical works, and the humble and modest nature of the proposed use. The proposal therefore accords with policies HER DM1 and HER DM3 of the Local Plan.

6. Conclusion

- 6.1 This statement has been prepared in support of the planning application for the change of use from C3 residential to a mixed use of residential and Class E at 2 Maltravers Street, Arundel.
- 6.2 The proposal does not propose any physical works to the building, nor will the change of use result in any harm impacts on the character of the site or the amenities of adjoining properties. As a result of these factors, the development can be seen to accord with the design and heritage policies of the Arun Local Plan.
- 6.3 The proposal introduces an acceptable use in a sustainable location that accords with policy SD SP2 and does not conflict with the aims of the retail policies of the Local Plan or NPPF.
- 6.4 As such, we respectfully request that the application for planning permission is approved.