

## Bronte Welham

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**From:** Daun Johnson on behalf of Planning.Responses  
**Sent:** 05 April 2018 08:43  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: AB/5/18/PL  
**Attachments:** AB 5 18 PL Norton Studio School Lane Arundel.doc

Please upload attachment to AB/5/18/PL as consultee response

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**From:** Ross Leal  
**Sent:** 03 April 2018 12:25  
**To:** Planning.Responses  
**Subject:** FW: Planning Consultation on: AB/5/18/PL

Please upload

(At present I am in the office Monday to Thursday. I am not in the office on Fridays).

Ross Leal, DipTP, MRTPI  
Senior Planning Officer, Development Management, Directorate of Place, [Arun District Council](#)  
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk) P Save the environment - think before you print.

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**From:** Clare Dales  
**Sent:** 03 April 2018 12:25  
**To:** Ross Leal  
**Subject:** RE: Planning Consultation on: AB/5/18/PL

Comments as attached

Clare

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**Sent:** 06 March 2018 11:32  
**To:** Conservation Officer  
**Subject:** Planning Consultation on: AB/5/18/PL

**To: Conservation Officer**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**  
**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**Planning Permission**  
**APPLICATION** AB/5/18/PL  
**NO:**  
**Registered:** 5th March

2018  
**Site Address:** Norton Studio School Lane Arundel BN18 9DR  
**Grid Reference:** 501490 106950

**Description of Works:** First floor extension & change of use of existing office to form single dwelling. This application may affect the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

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The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email by 05-APR-18.**

You can also monitor the progress of this application through the Council web site:  
[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

[www.planningportal.gov.uk/planning/appeals/](http://www.planningportal.gov.uk/planning/appeals/) but they will protect personal details.

The officer dealing with this application is Ross Leal who can be contacted on telephone number [REDACTED]

Regards  
Planning Officer

consultee\_email

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**ADC Planning Consultation  
Conservation/Design Officer Response**

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|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>AB/5/18/PL</b>                                                                                                                                                                                                    |
| <b>Address</b>            | Norton Studio School Lane Arundel BN18 9DR                                                                                                                                                                           |
| <b>Description</b>        | First floor extension & change of use of existing office to form single dwelling. This application may affect the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area. |
| <b>Case Officer</b>       | Ross Leal                                                                                                                                                                                                            |
| <b>Date</b>               | 3 <sup>rd</sup> April 2018                                                                                                                                                                                           |

I visited the site on 20.3.18

The site is within Arundel Conservation Area, is bounded by one Grade II Listed Building (83 Maltravers Street), and by two buildings on the List of Buildings and Structures of Local Interest: No 87 Maltravers St, No2 School Lane. No 4 School Lane, which adjoins the proposal site is Locally Listed.

The proposal is described as 'first floor extension', however does not make reference to the removal of the characterful street-facing façade, and would seem to represent demolition of this part of the structure. The current use of studio expresses itself in a distinctive style of fenestration, and its proposed loss is regrettable. School Lane is a mix of residential/school/garage stores etc, and it is considered that the loss of diversity of use would detract from the overall 'backland' feeling of School Lane.

It is recognised that the applicant has approval for extension of the existing shop to achieve a 1 bedroom dwelling over, and that the roofscape of the Approved scheme and the proposed are near-identical. However, it is noted that the proposed roofscape occludes the existing permeable nature of the dwellings and historic gaps between No 4 School Lane and the rear of the range of dwellings along Maltravers St. It is considered that the loss of this loose roofscape and view of the Listed Buildings and Locally Listed buildings would be to the detriment of the character of the Conservation Area.

It is considered that the addition of a new dwelling to the existing pair of cottages, would alter the balance of the existing, non-statutorily listed historic asset, and it would be preferable if the new, proposed dwelling were less dominating (perhaps by the building plane being set back). It is considered that the loss of character, and removal of the previous retail, then office use of the space represents a dilution of character to the Conservation Area.

It is therefore recommended, that as the Applicant has previously achieved permission for an additional storey to the existing office space, that an attempt is made to incorporate the evidence of the existing use is reflected in design to GF level.

It is therefore recommended that the change of use be approved, and if approved be subject to design detail, finishes, fenestration, doors (including door furniture).

Clare Dales  
Principal Conservation Officer  
Arun District Council