

4th July 2019

Dear Sir/Madam

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

Change of use of the first & second floors to offices (B1 Businesses). This application may affect the character & appearance of the Arundel Conservation Area & may affect the setting of listed buildings.

39 High Street Arundel

Thank you for your internet representation made on 3rd July 2019 which has been recorded as '**no objection**' with the comments as follows:

This three storey building, possibly dating in part to the 15th or 16th Century and refronted in the 18th Century in Georgian style, forms part of the Grade 2 Listed group of 37-41a High Street. These comprised the former Crown Inn, the principal coaching inn in the town until the mid-18th Century, when most likely replaced by the Norfolk Arms.

The heritage significance of the building, therefore, lies in its age, architectural features, and historical former use. The building makes a positive contribution in townscape terms by being part of the visually prominent and cohesive 37-41a High Street. It also forms a significant part of the wider grouping of mostly historic buildings of various styles, ages and height but of uniform frontages located on the west side of High Street between 37 and 49 High Street. These buildings contain and frame The Square, an important historic space in the town.

The character, appearance and heritage significance of the conservation area at the southern part of the High Street lies clearly in the historic buildings, the quality and nature of its townscape and also in the mixture of uses. These uses, principally comprising use classes A1, A3, A4 and C3, provide vibrancy and economic viability to the historic core of the town.

In conclusion, the introduction of B1 uses to the upper floors of the premises with no external alterations will not harm either the heritage significance of the building in terms of its external appearance or the character or appearance of the Arundel Conservation Area.

It is considered that the proposal therefore complies with the relevant paragraphs in the NPPF 2019 and policies contained in the Arun District Local Plan 2018 regarding the protection of Conservation Areas.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning