

The Boathouse

19 River Road, Arundel, West Sussex. BN18 9EY



Neil Crowther
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

By recorded delivery and email

21st September 2020

Dear Sir

**Notification of a Development Control Committee Meeting at 2.30 pm on the
30th September 2020**

APPLICATION NO: AB/75/20/PL

Site Address: 55-57 High Street Arundel BN18 9AJ

Thank you for your notification. The issues around this application continue to roll on and, bearing in mind that it is now due to be discussed at the above meeting, I felt it important to set out the facts as known to us as one of the building's leaseholders:

- The applicant Mr Paul Meredith is the Head Leaseholder of the building in question. Ms Innessa Bauer is the Freeholder
- Mr Meredith is a local builder/developer with many years' experience. He is in fact the developer of the six flats in the building in question as well as the house built on the land to the rear of the property. As a developer it is incumbent on him to understand and comply with all relevant planning, building control and listed building regulations and their implications
- The question therefore has to be why in this case did he choose to ignore all the regulations and proceed with the works without submitting the relevant applications, serving the relevant notices and proceed without permission
- Mr Meredith purchased the freehold of the building concerned from Ms Innessa Bauer earlier this year. Had he or his solicitors done due diligence prior to purchase he would or should have known that approval AB/49/17/L given to Ms Bauer contained a specific condition, which is for this particular building to be used solely as an annexe to Ms Bauer's ground floor flat. The reason stated by the Council is to avoid overdevelopment of the site
- As the work was commenced in early June much of it has now been carried out. This is in complete breach of all regulations, including Means of Escape in Case of Fire

- In order to access this new space Mr Meredith has, again without permission, slapped an opening, which wouldn't otherwise have been necessary, through between the ground floor lobby and the rear of the building
- Not obtaining permission has meant he didn't serve relevant notices of this work, nor did he have condition surveys prepared. The result of this is that as leaseholders there is no way in which our Structural Engineer and Chartered Surveyor could conclude that the building above ground floor had moved or not as a result
- Despite the declaration made on the ownership Certificate B in his late but completed application, we have never been served requisite notice of this work. This is a statutory offence and invalidates the application
- All of the above two paragraphs mean that we and others have unnecessarily incurred substantial engineers', surveyors' and lawyers' fees related to the above
- We also believe that many of the issues involved could have been solved had your officers taken the many representations on this matter seriously when they were first reported

Our other comments and representations on this matter are already on record with yourselves.

Yours faithfully

Nigel Cutts