RADON86

5th Floor
Office F4
44 Broadway
London
E15 1XH
admin@radon86.co.uk

31 October 2022

Planning Department Team
Adur District Council

The Shoreham Centre,
Pond Road,
Shoreham-by-Sea, West Sussex,
BN43 5WU

Planning Portal Application Reference: PP-11658760

Re: Heritage Statement for Change of use from Class E to a Nail Parlor (Sui Generis).

SITE LOCATION: 5a, Brunswick Road, Shoreham-by-sea, BN43 5WA

Dear Sir/Madam

This statement is submitted as the partial fulfilment of the planning application for the property located at 5a, Brunswick Road, Shoreham-by-sea, BN43 5WA. The subjected property is within the Shoreham-by-sea Conservation Area and therefore, as required we provide below a brief heritage statement to be read in conjunction with the Planning Application for the change of use.

The Property is located within the secondary shopping frontage of Brunswick Road and the proposal is to convert the ground floor from Class E to Sui Generis in order to start the nail salon. The access to the property is as existing from the front via the Brunswick Road over the existing pavement. (Please refer to Location Plan).

Though the property in question is not a listed building, but Most buildings in the conservation area are of historic significance and most are converted into shops with A1, A2 or A3 use. As stated in the Design and Assess statement, is no intention of making any physical changes to the structure of the building that will impact any neighbouring heritage asset.

Given the small size of the unit, being currently vacant and having previous permission of Hair Salon (Sui Generis), the proposed change of use is considered to be

appropriate to the commercial locality and there would be no material harm to the vitality of this retail location, which ensures that the proposed change application harmonises with the existing street scene or other features of the conservation area which are considered desirable to retain or enhance.

Further, having regard to the nature of the proposed use and its surroundings, it is also not considered that the size of the unit and the activities associated with such a use would cause any significant demonstrable harm to neighbor's amenity in the form of noise and disturbance.

And, there is no:

- Affect to any heritage assets caused by the proposed changes in this planning application.
- Assessment of the heritage assets using appropriate expertise required.
- Assessment of the impact of the proposal required.
- Relevant historic environment record needs consulting.

The proposal does not include any external works to the building hence does not affect the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape, roof style.

Based on the above information, it is requested to grant the approval for change of use from E to Nail Parlor (Sui Generis). Should you have any queries in respect of this submission, please do not hesitate to contact me. My contact details are included in the letterhead. Alternatively, I look forward to receiving your written confirmation of validation of the planning permission.

Yours sincerely,
Dr. Muhammad U Safdar
BSc (Hons), MSc, Phd, Member of ICE & BGA

Encl. As above
Cc. Applicant