

Planning Statement

The Dorset Arms, 58 High Street, East Grinstead RH19 3DE

2490.1009

To be read in Conjunction with Design & Access and Heritage Statements

Background

The Dorset Arms sits in a prominent position in the High Street of East Grinstead. It is a Grade II Listed building and has been used as a coaching Inns since the early 17th Century.

The premises sits over 4 storeys with there being a basement including outside terrace area, ground floor trading areas, first floor function room/kitchen and managers accommodation to the second floor.

The Proposal and Objectives

Our clients are looking at undertaking a much needed refurbishment of the interior and exterior of the premises. The last refurbishment being undertaken in 2014.

As part of the refurbishment works the clients are looking at improving the current toilet facilities as the main ladies and gents toilet facilities are located up on the first floor with just an accessible toilet at ground floor level. This is proving to be an issue for the customers as if they are using the outside lower terrace area they have to travel up two floors to access the toilet facilities.

The proposals include:

- Creating a new ladies toilet facility within the existing kitchen storage area on the ground floor along with a small store cupboard.
- Creating a new gents toilet at basement level within an existing storage room.

Use

The building is now and will remain a public house.

Relevant Planning Policy

The site is within the Town Centre Boundary, DP35 Conservation Area, it's a Listed Building (Grade II) and it lies adjacent to Secondary Shopping Frontage along with DP19, DP24, DP25, DP26, DP34 & DP39 & NPPF.

Most recent Planning History

14/04692/LBC – Signage - Approved

14/04690/ADV – Signage - Approved

14/03102/LBC – Sparkle - Approved

14/03101/FUL – Sparkle - Approved

14/00713/ADV – Signage - Approved

14/00711/LBC – Signage - Approved

Conclusion

The proposed works are minimum and are an important element for the owners to continue to provide the necessary service to the customers.

In line with planning policy the proposed works will not result in significant loss of historic fabric or harm to the designated heritage asset. The works are need to ensure the sustainability of the business.