Recommendation Report for Listed Building Consent for Alterations, Extension or Demolitior

REF NO: **AB/108/12/L**

LOCATION: Norfolk Arms Hotel
22 High Street
Arundel

PROPOSAL: Application for Listed Building Consent to retain & upgrade existing internal doors throughout building (to meet fire regulation requirements), remove & replace 4 no. existing internal doors & remove & replace 14 no. internal doors where necessary (dependant on condition)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to replace 4no. existing internal doors and remove previously applied boards and asbestos based materials from 14no. other doors and replace these where neccessary. The remaining doors only require the addition of rebated intumescant strips and brushes as well as the addition of additional ironmongery to door closures.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site on hillside.
TREES	n/a
BOUNDARY TREATMENT	Site fronts highway.
SITE CHARACTERISTICS	Grade II listed. Elevations; red brick, with rubbed brick voussoirs on ground floors, moulded brick cornice at eaves level; with parapet of red brick and grey headers (Flemish bond) masking roof. Hipped slate roof. 3 storeys. Stringcourse above each floor. 5 ranges of double-hung sash windows with glazing bars. Semi-circular archway, with spur stones, and gates with fielded panels, which leads into stable yard. Rendered fascia board with "Norfolk Arms" in early C19 type.
CHARACTER OF LOCALITY	Historic Arundel 'High Street', mix of historic buildings and uses within the locality.

RELEVANT SITE HISTORY

AB/6/94/L	Application under Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 to affix wall bracket public highway lighting to replace existing 1960's concrete columns and bracket lighting. Small floodlights (white light source) and one decorative light.	Apprvd Cond by DCLG 28-03-1994
AB/21/07/L	Application for Listed Building Consent to remove 6 window fire escapes and replace with outward opening doors. To upgrade the glazed window and door to the Norfolk Room to fire resisting standard half hour.	Approve Conditionaly 24-04-2007

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection

Comments on Representations received:

Noted.

CONSULTATIONS

Listed Building Officer

Consultations responses received:

LISTED BUILDINGS ADVISOR:
No Objection

Scheme appears to reflect changes agreed at pre-app meeting.

CONSERVATION AREA ADVISORY COMITTEE:
No objection.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Built-up area boundary
Grade II listed building
Conservation Area
Class C Road

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

POLICY COMMENTARY

LISTED
The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Listed building consent is sought to replace and repair all 94no. internal doors to meet fire regulations. The schedule of works proposed highlights all door types and works proposed to each of the doors. These works are considered to be acceptable and would not affect any historic doors within the building nor features. The only doors to be removed are not of an historic nature and therefore consdiered to be acceptable.

It is therefore recommended that listed building consent be granted subject to the following condtions.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

3 The making good of the building/doors and frames to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

4 All works shall be carried out in accordance with the Schedule of Proposed Work by a.e.chubb Ltd. Rev A dated 03-08-2012.

Reason: To preserve the appearance and special character of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.