

LISTED BUILDING CONSENT REPORT**REF NO:** AB/109/10/L**LOCATION:** St. Wilfrids Arundel Priory
2 London Road
Arundel**PROPOSAL:** Application for Listed Building Consent for internal alterations to Room 21 to form ensuite WC and relocation of internal access door**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The alterations would be at first floor level and comprise a new opening in the studwork wall from the corridor, relocation of an en suite to a cupboard area and blocking up of existing opening.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	2 storey - flint elevations. Existing rest home use operates within building. No historically important features exist in the vicinity of proposed alterations. Door to be blocked up is not original.
CHARACTER OF LOCALITY	Town Centre location. Mainly residential in this area, some commercial.

RELEVANT SITE HISTORY

AB/121/98/L	Application for Listed Building Consent for conversion of flat to two bedrooms and bathroom, and relocation of door openings.	Approve Cond 14-12-1998
AB/139/05/L	Application for Listed Building Consent for internal alterations to ground floor bathroom.	Approve Cond 03-01-2006
AB/95/07/L	Application for Listed Building Consent for internal alterations to form new care office and staff changing room.	Approve Cond 06-09-2007

AB/185/07/L	Application for Listed Building Consent for the construction of fully glazed external platform lift	Refused 31-01-2008 Appeal: Allowed 18 11 2008
AB/132/08/L	Internal alterations to form ensuite WCs to Rooms 9 and 10 and provision of external cast iron SVP	Approve Cond 13-11-2008
AB/63/09/L	Application for Listed Building Consent for the enlargement of existing ground floor door opening adjacent to room 3	Approve Cond 03-08-2009
AB/4/10/NMA	Application for a non-material amendment following a grant of planning permission AB/108/09/L - form 2no. ensuite bedrooms rather than 3no. ensuite bedrooms	Approve 10-02-2010
AB/36/10/	Internal alterations to existing one bedroom flat, staircase and landing to form 2no. ensuite bedrooms and external alterations to 2no. windows	Approve Cond 16-06-2010
AB/37/10/L	Application for Listed Building consent for internal alterations to existing one bedroom flat, staircase and landing to form 2no. ensuite bedrooms & external alterations to 2no. windows	Approve Cond 16-06-2010

REPRESENTATIONS**Representations received:**

Arundel Town Council

No objection.

Comments on Representations received:

None.

CONSULTATIONS

West Sussex - Listed Building
Conservation Area Advisory Com

Consultations responses received:

Historic Buildings Adviser:

The application drawings indicate that the internal alterations to Room 21 to form an ensuite w.c. and the relocation of the internal door are acceptable.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area
Designated Conservation Area
Listed Building Grade II

Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7 AREA2	The Form of New Development Conservation Areas
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PLANNING POLICY GUIDANCE

PPS1 PPS5	Delivering Sustainable Development Planning for the Historic Environment
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

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

The site is currently used as a rest home and several works have been carried out, following the relevant permissions, in relation to adapting the premises for occupation by the elderly and infirm. The proposal is necessary to remove stepped access into Room 21. The works involve blocking the existing doorway, relocating the en-suite to the cupboard area, adjacent to an adjoining en-suite and creation of a new access through a section of recent studwork adjacent to the communal window. These works would not destroy any features of architectural merit. All skirtings, door frames and doors are recent modern additions.

The works are sensitive to the design of the property and retain the qualities of the original building. They are desirable and reasonable given the existing use of the building.

The application is therefore recommended for consent subject to the conditions set out below.

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 policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

- 3 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on the character or integrity of the listed building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: BE6

LOCAL PLAN: GEN7, AREA2

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.