

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

REF NO: AB/109/15/L

LOCATION: Norfolk Arms Hotel, 22 High Street
and rear of 20 High Street
Arundel

PROPOSAL: Application for Listed Building consent for change of use of rear garden to No. 20 to allow use of garden by hotel residents & guests & new pedestrian access doorway from the Hotel's Courtyard into rear garden of No. 20 through existing brickwork 'party boundary' wall.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 0.25 hectares
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site fronts the highway, the garden the subject of this application featuring a wall approximately 4.5m high wall constructed from brick on the south-east boundary and a 1.25m brickwork wall along the south-western edge of the garden.
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

None.

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection subject to all the necessary consents and H & Safety issues being addressed.
Materials to be in keeping with conservation area.

Comments on Representations received:

Comments noted - condition included in accordance with the recommendation of the Council's Historic Buildings Advisor requiring details of the door, fence and gate to be submitted for approval.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Buildings Adviser:

No Objection

Please condition the following:

- Details of the door, fence and gate. These will need to be of an appropriate quality and design.

Informative: Please note that basic vertical close boarded fencing may not be appropriate. The timber door between the properties should also be of good quality and ideally painted to reflect its position in a former building.

Conservation Area Advisory Committee:

No objection - grow plants up the fence to hide it.

Comments on Consultation responses:

Comments noted and conditions recommended by the Historic Buildings Adviser included.

POLICY CONTEXT

Designation applicable to site:

LB Grade II

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM1 Listed Buildings
HER DM3 Conservation Areas
SD SP2 Built-Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton.

The Arundel Neighbourhood Plan has been made but there are considered to be no relevant considerations to the determination of this application.

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 proposal consists of the insertion of a doorway into the existing boundary wall.

The proposal has been considered by the Council's Historic Buildings Adviser who has raised no objection in relation to the proposed works subject to the inclusion of relevant conditions.

Therefore, it is recommended that Listed Building consent is granted subject to the below conditions.

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 The development hereby approved shall be carried out in accordance with the following approved plans: Location Plan; Block Plan; and Proposed G.A. Plan & Elevations - 329/01.

Reason: For the avoidance of doubt and in the interests of amenity and the environment.

- 3 No development shall take place unless and until details of the proposed door, fence and gate, have been submitted to and approved by the Local Planning Authority and the door, fence and gate shall be provided and positioned in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework.

- 4 **INFORMATIVE:** Please note that basic vertical close boarded fencing may not be appropriate. The timber door between the properties should also be of good quality and ideally painted to reflect its position in a former building.