

LISTED BUILDING CONSENT REPORT

REF NO: AB/119/11/L

LOCATION: St Mary's Parish Hall
London Road
Arundel

PROPOSAL: Application for Listed Building Consent for alterations & refurbishment.
Amendment to previous approval AB/24/11/L - internal layout change

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	<p>Various works are proposed which include internal and external alterations.</p> <p>Internally the excavation of the area below the north side of the ground floor level is to be of the same footprint of that previously approved, however the layout is to be altered. It is also suggested to lift the existing Yorkstone within the lower ground floor area to provide a more suitable floor and to accommodate drainage to serve the recently excavated areas to the north part of the building.</p> <p>Externally, the retaining wall along the boundary to 'Mount Pleasant' is to be supplemented with metal railings to match those approved for the ramp to the fire escape. Also proposed are further wrought iron bollards to the front boundary.</p>
SITE AREA	620 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes down from London Road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall to front of site, stone wall to east and west elevations.
SITE CHARACTERISTICS	Grade II Listed Building, detached building. Currently used as a hall. The building is set over two floors with a ground floor area and basement. Red brick elevations with stone quoins, ref tiled gable roof with central spire. Light lead windows with stone mullions and arches. Stone parapet to central section of north elevation, external metal stairway to east side elevation. Brick infill to arches into basement with timber framed windows. Hard-standing to the front of the site, lawn area to rear.
CHARACTER OF LOCALITY	Residential area, predominantly characterised by historic

buildings. Castle wall and ground beyond to north side of highway. Grave yard to west side of building.

RELEVANT SITE HISTORY

AB/24/11/L	Application for Listed Building Consent for alterations and refurbishment of St Mary's Hall, including the excavation to extend the basement area below the existing ground floor and the repaving of the external areas to incorporate a new ramped entrance and steps to the front and a widened access gate to the southern courtyard	Approve Cond 12-05-2011
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REPRESENTATIONS

Representations received:

Arundel Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com
The Ancient Monuments Society
Council for British Archeology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society
Listed Building Officer

Consultations responses received:

Listed Buildings Advisor:

Concerns originally raised regarding the loss of the stone flooring. However it was agreed that the justification for its removal would be acceptable and is therefore agreed.

Conservation Area Advisory Committee:

No objection.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Built-up Area Boundary
Grade II Listed Building
Class C Road
Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN7 AREA2	The Form of New Development Conservation Areas

PLANNING POLICY GUIDANCE

PPS5	Planning for the Historic Environment
PPS1	Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

ADS	The Arundel Design Statement by Arundel Town Council
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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

LISTED/CA

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

PRINCIPLE

The dwelling is a Listed Building Grade II and is sited within the Arundel Conservation Area. The refurbishment of the building has been implemented in accordance with the previously approved consents, AB/23/11 and AB/24/11/L

PPS5 Planning for the Historic Environment

This document sets out the Government policy regarding historic buildings and Conservation Areas. Any proposals should seek protection of the asset and ensure its optimum viable use. Any changes must be viable to maintain its future maintenance.

It is considered that the proposals are in accordance with this policy as explained below.

EFFECTS ON LISTED BUILDING

The alterations to the internal layout of the newly excavated area is considered to be acceptable and given that this provides new accommodation, it would not affect the historic layout of the building, whilst also providing a more usable space.

The refurbishment works have also uncovered the original stone flooring within the lower basement area of the building, which is likely to be an original outside surface to the building. Whilst this is an asset of the building its removal is required to allow adequate headroom within the ground floor area as well as sufficient damp-proofing and drainage being providing. Whilst the loss of part of the historic asset is regrettable it is considered acceptable to secure the long term use and overall preservation of the building. Therefore it is considered appropriate in this instance to allow the careful removal of this stone floor and its reinstatement externally around the site.

The proposed works both internally and externally are not considered to impact upon the historic appearance, integrity or layout of the building. As such the proposal would allow for a practical use of the building without detriment to its historic reference.

The proposed railings to the boundary fronting 'Mount Pleasant' are of a simple design which respect the appearance of the building whilst also ensuring adequate boundary treatment to the highway given the change in level of the site and public footpath. They would also match those approved to serve the fire escape and are therefore considered to be visually acceptable. Similarly, the introduction of two further wrought iron bollards to the front boundary are appropriate and do not result in any undue accumulation to the front of the site.

SUMMARY

The proposed works will further upgrade the building and allow for its functional use. Whilst some loss of the historic asset is accepted with the removal of the stone flooring, its justification is agreed to ensure that the building is preserved. As such it is recommended that consent is granted subject to the following conditions.

RECOMMENDATION

REFUSE

- 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 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

- 3 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 and Planning Policy Statement 5 'Planning and the Historic Environment'.

- 4 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 and Planning Policy Statement 5 'Planning and the Historic Environment'.

- 5 Within 3 months of the date of this permission a detailed plan outlining the layout proposed for the re-use of the stone flooring within the external areas of the site must be submitted to and approved by Local Planning Authority. The layout approved shall be carried out in accordance with the approved plans prior to the occupation and use of the site.

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 and Planning Policy Statement 5 'Planning and the Historic Environment'.

- 6 The stone flooring which has been removed from the lower ground floor area shall not at any point be removed from the site and must be adequately protected during the course of the construction works on the site.

Reason: To ensure that features of merit are preserved for the future in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

- 7 Within 3 months of the works hereby approved to remove the stone flooring a building record must be lodged with West Sussex County Councils Historic Environment Records Office mapping the stone flooring. The record must include the assets location, a plan showing its relationship to the building, survey drawings, photographs and any further historical information that is available.

Reason: To ensure a record is made of the historic asset prior to its removal, in accordance with Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment'.

- 8 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

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

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA2

SOUTH EAST PLAN: BE6

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.