

Recommendation Report for Planning Permission

REF NO: AB/18/18/PL

LOCATION: Norfolk Arms Hotel
22 High Street
Arundel
BN18 9AB

PROPOSAL: Proposed new internal doors to third floor & proposed internal finishes to ground floor 'Town Bar' This application affects the character and appearance of Arundel Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The alterations relate to the Third Floor and Town Bar on the ground floor. The third floor changes comprise : - Addition of 1no. new 30-mins FR rated Cross-Corridor door, frame & 'nib' partition (required by the Building Inspector). Semi-glazed door, with applied beadings around glazing & with applied beadings to form lower panel, to provide similar appearance to replacement Bedroom doors. - Replacement of 3no. existing bedroom doors with new 30-mins FR rated doors (required by the Building Inspector) with applied beadings to mimic 2-panel doors. All to match replacement doors elsewhere - Replacement of 1no. existing fully-glazed, small pane door between Corridor & Stairwell, to match new Cross-Corridor door. - 3no. Third Floor En-Suite doors. New non fire-rated timber doors (approved previously), with applied beadings to match replacement with applied beadings around glazing & with applied beadings to form lower panel, to provide similar appearance to replacement Bedroom doors. Ground Floor 'Town Bar':- - Permission to paint existing 1970's era veneer-faced ply panelling to walls & picture rail - 'Farrow & Ball' colour ref: 'Studio Green 93'. - Apply new tiled wall facing to existing 1970's era course stone surround to fireplace & replace plain solid oak mantle shelf on a like for like basis.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	None. Site fronts onto footpath
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. Predominantly retail uses at ground floor

RELEVANT SITE HISTORY

AB/22/16/PL	Formation of fully glazed entrance lobby within the ground floor central archway including removal of existing timber-clad & semi-glazed entrance porch, conversion of 1 No. ground floor staff bedroom & bathroom to form 1 No. wheelchair accessible guest en-suite bedroom, conversion of 4 No. third floor staff bedrooms & 1 No. separate staff bathroom to form 3 No. guest en-suite bedrooms. This application affects the character & appearance of the Arundel Conservation Area.	ApproveConditionally 11-04-16
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Objection - No objection to the new internal doors but object to the interior works comprising the fireplace in the "Town bar" as it did not consider that such works preserve or enhance this feature of the heritage asset.

COMMENTS ON REPRESENTATIONS RECEIVED:

The works to the Town Bar have not been objected to by the Conservation Officer and are deemed to be acceptable as they do not affect the original fittings.

Whilst the determination of the application was delayed to await the comments of the Town Council the comments were received outside of the consultation period for the application. Therefore, in accordance with the scheme of delegation the application can be determined under delegated powers.

CONSULTATIONS

Historic England

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Committee - No Objection

English Heritage - No Comment

Conservation Officer - No Objection. The Norfolk Arms is Grade II Listed and within Arundel Conservation Area.

1.BEDROOM DOORS: The proposed works to new 3rd Floor bedrooms are Approved via Application AB/23/16/L and AB/22/16/PL (Reserved by Condition). This application seeks to make alterations/replacements to 3rd Floor doors, following detailed inspection of the doors during the course of works, and advice from Building Inspector. The existing doors have had the existing applied ply panels removed, and the door underneath found to be non-historic and in very poor repair. It is considered that their loss does not have an adverse impact on the property, and their replacement is balanced with the need for compliant fire doors.

It is considered that the style of the doors is acceptable in general terms in regard to applied profiled panels and handles (these may be reclaim or new 'traditional' style) to meet Building Regulations.

2.TOWN BAR: The existing bar appears to have been modernised/updated via Listed Building Consent achieved in the 1950's, although anecdotal evidence supplied by the client suggests works may have been undertaken in the 1970's. Investigation prior to works reveal the original ceiling to exist above a thin board/profiled ceiling, and ply to walls. The ply is in poor repair and the applicant wishes to make good and paint with Farrow & Ball Studio Green. This item is recommended for approval.

The applicant wishes to improve the appearance of the stone fire surround, also believed to be non-historic and part of the 1970's cosmetic works. It is desired by the applicant that the stonework is made good via application of lime plaster, to which the desired metro tiles in Victorian Green can be applied. This item is recommended for approval.

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 POLICES

[Arun District Local Plan \(2003\):](#)

GEN7	The Form of New Development
AREA2	Conservation Areas
DEV34	Tourist Accommodation and Attractions

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

D DM1 Aspects of Form and Design Quality

HER DM3 Conservation Areas
HER SP1 The Historic Environment
TOU DM1 Tourism Related Development
TOU SP1 Sustainable Tourism & The Visitor Economy

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

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.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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. 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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

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).

There are no relevant policies in Arundel Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 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

Planning permission is sought to improve the appearance of the building and upgrade the fire protection of doors. The alterations are considered to be acceptable and would not adversely affect any historic features or result in development that would adversely affect the character or appearance of the area. The application is subject to a separate application for listed building consent.

BEDROOM DOORS:

The conversion works to form the 3 approved en-suite guest bedrooms on the third floor is underway and nearing completion. The proposed works to new 3rd Floor bedrooms are approved via applications AB/23/16/L and AB/22/16/PL. As works have progressed it has become evident that the facings on the doors are very poor quality and were condemned by Building Control. Timber sizes were deemed too small to provide any fire resistance and iron monger replacements could not be adequately repaired.

The proposal has resulted following detailed inspection of the doors during the course of works, and advice from Building Inspector. The existing doors have had the existing applied ply panels removed, and the door underneath found to be non-historic and in very poor repair. It is considered that their loss does not have an adverse impact on the property, and their replacement is balanced with the need for compliant fire doors.

It is considered that the style of the doors is acceptable and in keeping with the character and appearance of the building.

TOWN BAR:

The existing bar was modernised in the 1950's, although anecdotal evidence supplied by the client suggests works may have been undertaken in the 1970's. Investigation prior to works reveal the original ceiling to exist above a thin board/profiled ceiling, and ply to walls. The ply is in poor repair and the applicant wishes to make good and paint with Farrow & Ball Studio Green.

The applicant wishes to improve the appearance of the stone fire surround, also believed to be non-historic and part of the 1970's cosmetic works. It is desired by the applicant that the stonework is made good via application of lime plaster, to which the desired metro tiles in Victorian Green can be applied.

These alterations are considered to be acceptable and would not adversely affect the character and appearance of the building or the visual amenities and character of the area. The proposals do not adversely impact on the public realm since they comprise internal alterations.

It is therefore recommended that planning permission be granted subject to the following conditions

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
Location, Block, Proposed Ground Floor Plan 329/30 revA, Proposed 3rd Floor Plan 329/31, Proposed Third Floor New Replacement Doors and Elevations 329/32 and Proposed Town Bar Applied Facing to Existing Fire Surround 329/33.

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

accordance with policy GEN7 of the Arun District Local Plan.

- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.