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

REF NO: AB/19/18/L

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

PROPOSAL: Listed Building Consent for proposed new internal doors to third floor and proposed internal finishes to ground floor 'Town bar'

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.

TREES

None of any significance affected by the proposed development.

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/23/16/L	Application for listed building consent for the formation of fully glazed entrance lobby within 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.	ApproveConditionally 11-04-16
AB/109/15/L	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.	ApproveConditionally 28-09-15
AB/40/14/L	Application for Listed Building Consent for internal alterations comprising of removal of telephone booths, replastering, removal of stud partitions, exposure of original features to fireplace and bar, new partitions and doors, new screen at first floor and subdivision of part of 3rd floor; external alterations comprising of removal of doors wing, transom and wall lights and reinstatement of doors, new lantern, construction of glazed screens to carriage arch and new flooring, new fencing and trellis, repair of windows, frames and mullions, redecoration, replacement and repair of rain water goods and roofs repointing.	Withdrawn 20-05-14
AB/108/12/L	Application for Listed Building Consent to retain & upgrade existing internal doors throughout building (to	ApproveConditionally 16-10-12

	meet fire regulation requirements), remove & replace 4 no. existing internal doors & remove & replace 14 no. internal doors where necessary (dependant on condition)	
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.	ApproveConditionally 24-04-07

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Objection - No Objection to internal doors but object to the interior works comprising the fireplace in the "Town bar" as it did not consider that such works preserved or enhanced 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 they do not affect original fittings.

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):

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
AREA2	Conservation Areas

Publication Version of the Local Plan (October 2014):

HER DM1 Listed Buildings
HER DM3 Conservation Areas
HER SP1 The Historic Environment

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. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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).

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

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 Application 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 works were discussed with the Conservation Officer prior to submission of the application.

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 any historic features. The proposals do not adversely impact on historic or architectural interest of the existing building fabric.

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 stonework to the fire surround shall be made good utilising lime plaster.

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.