

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

REF NO: AB/31/22/L

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

PROPOSAL: Listed building consent for EXTERNAL ALTERATIONS comprising minor change to proposed Entrance Lobby elevations from single doors to double doors (amendment to AB/23/16/L). On side elevation to rear Courtyard removal of 1no. door & frame to existing Female Toilets & infill opening with white-painted masonry to match existing, to form 1 no. 'fake' window opening. First Floor side elevation (facing 20 High Street) replacement of 1no. existing door height window assembly (to proposed Bedroom 3), with new timber-framed window, within existing opening. INTERNAL ALTERATIONS & CONVERSIONS comprising of: Ground Floor: re-positioning Reception closer to existing Hotel entrance, to replace existing 'Norfolk Bar', to form Dispense Bar & associated Store to replace existing Reception & Back-Office, conversion of 'Suffolk Room' & adjacent Female Toilets to form 1 No. Guest En-Suite Bedroom, conversion of existing Male Toilets & rear store to form Unisex Toilets facility, minor alterations within existing 'Old Kitchen' Dining Room to improve circulation for guests & staff, minor alterations to existing Store under existing Georgian staircase to improve stairwell / hallway, addition of plasterboard suspended ceiling within proposed Accessible Guest Bedroom (further to previous Approvals AB/23/16/L). Conversion of existing First Floor Kitchen, Servedy & Storeroom to form 2 No. Guest En-Suite Bedrooms, including associated works to install foul drainage, remove existing 'dumb waiter' hoist & to replace 1 No. existing window assembly. Conversion of existing third Floor Staff Bedroom to form 1 No. Guest En-Suite Bedroom, including associated works to install foul drainage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	The property is a Grade II* Listed Building. Elevations; red brick, with rubbed brick 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/77/18/PL	External alterations to include on ground floor - minor change to proposed Entrance Lobby elevations from single doors to double doors (further to previous approvals AB/22/16/PL), side elevation to rear Courtyard - removal of 1 No. door & frame to existing Female Toilets & infill opening with white-painted masonry to match existing to form 1 No. 'fake' window opening; on first floor side elevation (facing 20 High Street) replacement of 1 No. existing door height window assembly (to proposed Bedroom 3) with new timber-framed window assembly within existing opening. This application affects the character & appearance of the Arundel Conservation Area.	ApproveConditionally 24-10-18
AB/78/18/L	Listed building consent for external minor alterations comprising: Ground Floor: - minor change to proposed Entrance Lobby elevations from single doors to double doors (further to previous approved AB/23/16/L), side elevation to rear Courtyard - removal of 1 No. door & frame to existing Female Toilets & infill opening with white-painted masonry to match existing, to form 1 No. 'fake' window opening, - First Floor:- side elevation (facing 20 High Street)- replacement of 1No. existing door height window assembly (to proposed Bedroom 3), with new timber-framed window assembly, within existing opening. Internal Alterations & conversions comprising of: - Ground Floor: - re-positioning Reception closer to existing Hotel entrance, to replace existing 'Norfolk Bar' to form Dispense Bar & associated Store to replace existing Reception & Back- Office, - conversion of 'Suffolk Room' (meeting room) & adjacent Female Toilets to form 1 No. Guest En-Suite Bedroom, conversion of existing Male Toilets & rear store to form Unisex Toilets facility, - minor alterations within existing 'Old Kitchen' Dining Room to improve circulation for guests & staff, minor alterations to existing Store under existing Georgian staircase to improve stairwell/hallway, addition of plasterboard suspended ceiling within proposed Accessible Guest Bedroom (further to previous Approvals AB/23/16/L); First Floor: - conversion of existing Kitchen, Served & Store Room to form 2 No. Guest En-Suite Bedrooms, including associated works to install foul drainage, remove existing 'dumb waiter' hoist & to replace 1 No. existing window assembly; Third	ApproveConditionally 30-10-18

Floor- conversion of existing Staff Bedroom to form 1 No. Guest En-Suite Bedroom, including associated works to install foul drainage.

AB/18/18/PL	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	ApproveConditionally 24-04-18
AB/19/18/L	Listed Building Consent for proposed new internal doors to third floor and proposed internal finishes to ground floor 'Town bar'	ApproveConditionally 24-04-18
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
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

REPRESENTATIONS

Arundel Parish Council
No objection.

Arun District Conservation Area Advisory Panel

The Panel commented that the proposed alterations appear to be relatively minor changes or additions to previously approved schemes. There will be no adverse impact on the character or appearance of the

Conservation Area.

1 letter of objection. Object to the principle of enclosing the space beneath the archway. This would adversely impact the building and detract from its unique appearance in the street scene and adversely affect the character of the conservation area - thus failing to meet the "protect or enhance" test.

Should the Planning Authority be minded to recommend approval of the proposals for the glazed screens then a condition should be imposed requiring the use of frameless glazing to minimise the impact and harm on the building itself and the conservation area.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted and issues raised dealt with in the Conclusions section.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Heritage Officer

Commented that the proposed alterations would, in many cases, enhance the appreciation of the public spaces, and division of other spaces to create bedrooms/suites could be achieved with relative ease and minimum intrusion to the historic fabric. The application is therefore considered to not cause harm to the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

There are no policies in the Arundel Neighbourhood Development Plan that would apply to this proposal.

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 complies with these criteria in that it is not considered to materially affect the architectural and historical character of the Grade II* Listed Building or the character and appearance of the Arundel Conservation Area.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, Policy AR1 of the Arundel Neighbourhood Development Plan apply.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

Policy HER DM3 states that consent will be granted for proposals that preserve or enhance the character of appearance of the Conservation Area.

Para. 194 of the NPPF requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para. 195 then requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that is affected by a proposal. The Local Planning Authority must consider the level of harm associated with the proposal and decide

whether there is no harm, 'less than substantial harm' or 'substantial harm'. It is necessary to counterbalance any harm with the level of public benefits associated with the proposal (as set out in para 202).

The principle of this proposal is acceptable as established under AB/78/18/L subject to other development policies and material considerations.

IMPACT ON CHARACTER AND APPEARANCE OF LISTED BUILDING AND CONSERVATION AREA

Policy HER SP1 of the Arun Local Plan states that development likely to prejudice heritage asset will be refused. Policy HER DM1 requires that proposals protect and, where possible, enhance the setting of Listed Buildings. The NPPF provides guidance on how to determine impacts on heritage assets.

The application property (The Norfolk Arms Hotel) is a Grade II* Listed Building, positioned in the centre of Arundel, on the east side of the High Street. The Hotel sits within the southern shadow of Arundel Castle and shares a 'party' boundary with the Castle (the North-East boundary of the Hotel site). The Hotel also sits within the larger Arundel Conservation Area.

The proposal involves the external and internal alterations (repositioning, conversions, minor alterations and ceiling works). Due to the scale, form, bulk and materials, the proposed development will be in keeping with the character and appearance of the Listed Building.

With regard to the external works, the provision of an additional sign is acceptable, subject to design. The repositioning of the existing reception closer to entrance, in place of the existing 'Norfolk Bar' would not harm the character and appearance of the building.

Other internal alterations will be mostly small in scale and do not affect the character of the building and they will not be visible in the street scene. The internal alterations such as repositioning, conversions, minor alterations and ceiling works are small in scale, will not detract from the character and appearance of the heritage assets, therefore are acceptable.

The proposed change of use to additional bedrooms on the first and third floors will be acceptable in terms of the impact upon the character of the building. The proposed internal walls are designed such that they can be removed without causing permanent harm. The provision of an additional en-suite to Bedroom 17 is acceptable and drainage can easily be accommodated.

Due to the proposal's design and materials which are sympathetic to the character and appearance of the Listed Building and Conservation Area, the proposal will be in keeping with the character and appearance of the Listed Building and Conservation Area. The proposed external alterations will be visible but will have limited impacts on the significance of the Grade II Listed Building and Conservation Area. The proposal will be acceptable because there will be less than substantial impacts on the significance and setting of the Listed Building and no harm on the Conservation Area.

The proposal is supported with a heritage statement which adequately considers heritage impacts. The Conservation Officer concluded that the proposed alteration will enhance the appreciation of the public spaces, and division of other spaces to create bedrooms/suites could be achieved with relative ease and minimum intrusion to the historic fabric. The application is therefore considered to not cause harm to the significance of the heritage assets. Arundel Town Council commented for AB/31/22/L that there is no objection to this application.

SUMMARY

The proposal is in accordance with Arun Local Plan policies HER SP1, HER DM1 and HER DM3 in that there will be less than substantial no harm to the Grade II* Listed Building and no harm to the Arundel Conservation Area and is recommended for approval 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

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 approved shall be carried out in accordance with the following approved plans;

- 397/10, 397/11RevB, 397/12, 397/13RevA, 397/14RevA, 397/15, 397/16, 397/18, 397/19, 397/20, 397/21, Location Plan (1:1250) and Proposed Block Plan (1:500).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM1 of the Arun Local Plan.
- 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 HER DM1 of the Arun Local Plan and the NPPF.
- 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 HER DM1 of the Arun Local Plan and the NPPF .

- 4 Internal doors and other features must not be removed or altered without the prior written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the Listed Building and its features of architectural interest in accordance with policy HER DM1 of the Arun Local Plan.

- 5 All new partitions shall be scribed around the existing architectural features affected, including all ornamental plaster mouldings, ceiling cornices, picture rails and skirtings.

Reason: To enable the partitions to be removed at a future date without detriment to the special architectural or historic interest of this listed building in accordance with HER DM1 of the Arun Local Plan and the NPPF.