

DECISION NOTICE

Application Ref: AB/31/22/L

1 To Addressee

A E Chubb Ltd
106 Laverstock Road
Salisbury
SP1 2SA

2 Site Address

Norfolk Arms Hotel
22 High Street
Arundel
BN18 9AB

3 Description of Development

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, Served & 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.

4 In pursuance of their powers under this Act and the Regulations the Council **GRANT** Listed Building Consent, Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified below.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one months notice of their intention to carry out the work to Historic England, London and South East



- 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.

Neil Crowther
Group Head of Planning

Case Officer: Obafemi Okusipe

Decision Issued: **9th June 2022**

Arun District Council
The Arun Civic Centre
Maltravers Road

Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or to grant consent subject to conditions, he may appeal to the Secretary of State in accordance with section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTES

If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).