

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

REF NO: AB/49/17/L

LOCATION: 55-57 High Street
57 High Street
Arundel

PROPOSAL: Application for listed building consent for conversion of a mixed use space into a new ground floor one bedroom apartment with guest annex including demolition of fire escape corridor walls & regularisation for consent for new stud work for partition wall.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The works proposed comprise conversion of a mixed use space into a New Ground Floor Studio Apartment and Guest Suite and regularisation for consent for new stud work partition walling.

Modern suspended ceilings of commercial ceiling tiles, fire proof partitioning and fire doors have been removed. These were originally inserted when the building was occupied by the Nat West Bank.

The ceilings would be replaced with plaster board with a skimmed and painted finish. The flush panelled fire doors will be replaced with panelled timber rated fire doors to match the existing and in keeping with the style of the building. The wired glass fire proofed partitioning, and timber stud work partitioning that have been removed will be replaced with timber stud work partitioning with plasterboard finish and insulation.

The existing link to the stable block will be demolished to allow both external courtyards to be linked and the existing w.c. block will be converted to en-suite guest accommodation. The corridor linking the main building with the original Staff Welfare block will be demolished and replaced with a free standing metal structure which will serve to connect the fire escape stair from the apartments at first and second floor level with the escape route on the flat roof to the West.

Schedule of Materials

- French windows - to the new Study and Guest Suite to be hardwood with a painted

finish and similar glazing bars to the original windows.

- Railings - to the basement staircase and new fire escape walkway to be metal with a painted finish in black to match the existing fire escape staircase supported upon columns.

- Rooflights - to the new study roof to be conservation style rooflights with a central dividing glazing bar.

- External doors - rear entrance doors to the Apartment to be timber panelled with glazed apertures.

- External Paving - to the courtyard to be natural limestone or reconstituted pavements.

- Existing Brickwork to Guest Suite to be painted white.

SITE AREA

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Premises front onto back edge of pavement

SITE CHARACTERISTICS

Yellow brick elevations to 3 storey terraced town house. Arched windows at ground floor. Former bank premises.

CHARACTER OF LOCALITY

Town centre location. Predominantly retail and commercial uses at ground floor. Residential/commercial uses above

RELEVANT SITE HISTORY

AB/84/02/L	Application for Listed Building Consent for external signage alterations	Refused 18-10-2002
AB/145/02/L	Application for Listed Building consent for alteration of signage to exterior of building (Resubmission following AB/84/02L)	ApproveConditionally 31-01-2003
AB/167/04/L	Application for Listed Building Consent for rooflight to front elevation mansard roof slope.	ApproveConditionally 24-12-2004
AB/24/05/L	Application for Listed Building Consent for remodelling and conversion of flats 55a,55b & office 57a & derelict attic floor to 6 luxury apartments above Natwest Bank	ApproveConditionally 18-04-2005

AB/94/08/L	Application for Listed Building Consent for the removal of existing AC condenser and installation of 2no new condensers, floor standing.	ApproveConditionally 27-08-2008
AB/28/09/L	Application for listed building consent for partial demolition of a single storey building and garden wall, works to facilitate construction of a new house in the garden (Resubmission of planning approval permit ref: AB/29/06/L)	ApproveConditionally 22-05-2009
AB/144/12/L	Application for listed building consent for an Internal amendment to previous approved listed building consent, AB/24/05/L, plus additional roof lights and lantern to roof and guarding.	ApproveConditionally 01-03-2013

REPRESENTATIONS

Representations received:

Arundel Town Council

Objection - We believe this application requires a change of use and change of access.

2 Objections - Don't believe this listed property should be converted to dwellings. Would like to do this job.

Comments on Representations received:

The application is for works to alter the internal layout of the building and does not relate to the use of the building. The method of conversion works proposed is not considered to adversely affect the character or integrity of the listed property. The use of the premises is the subject of a separate application for planning permission.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser - This appears fine generally. Don't like the new internal partition especially. but there are a lot of positives. Please condition doors/windows details.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) AREA2

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

Conservation Areas

HER DM1 Listed Buildings

HER DM3 Conservation Areas

HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
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 may be 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. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

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 is taking place 10 April 2017 to 5pm on Tuesday 30 May 2017. 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 may also be material consideration to take into account.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used are material considerations in the determination of this planning application. The emerging Plan was submitted in January 2015 and the examination is currently suspended. The examination is due to re-commence in summer 2017 following publication of modifications to the Plan.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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

The proposal does not result in removal of any important historic fabric and the additional non permanent partitioning will be of modern timber studwork that is easily removable in the future. The ground floor layout has been previously altered and there are no historic features which would be removed as a result of the proposal. The rear section of the premises has been extended relatively recently and is of little architectural merit.

The proposed alterations would have no materially adverse impact on the character or integrity of the listed building historic floor plans.

The application is recommended for approval subject to the following conditions.

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 the National Planning Policy Framework.

- 3 No development shall take place until full details of the proposed new windows and doors have been submitted to and approved by the Local Planning Authority. This should include details of the construction, materials, finish and sectional/profile details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework.