

AB/4/09/CA**CONSERVATION AREA CONSENT REPORT****REF NO:** AB/4/09/CA**LOCATION:** Land off Mill Road Car Park
Mill Road
Arundel**PROPOSAL:** Application for Conservation Area Consent for the demolition of St Nicholas Hall**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.072 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Shrubs/hedging to side facing car park, tree to rear and very close to the existing structure, other trees to west side next to side path and the ancient ruins.
BOUNDARY TREATMENT	Low horizontal rail to car park side and to the front approx. 300mm in height. Brick wall to rear approx. 1m in height.
SITE CHARACTERISTICS	Single storey timber hall structure of a typical village hall design, with single storey additions to sides, front and rear. Fish tables to the west side of the site.
CHARACTER OF LOCALITY	Predominantly commercial at this section of Mill Lane e.g. tea gardens to rear, public car and lorry park to east, castle and castle entrance opposite as well as retail/commercial uses, ancient ruins to the west, river to the south.

RELEVANT SITE HISTORY**REPRESENTATIONS****Representations received:**

Arundel Town Council

No objections, subject to the concerns expressed in AB/3/09.

Comments on Representations received:

Noted.

CONSULTATIONSWest Sussex - Listed Building
English Heritage

AB/4/09/CA

Conservation Officer

Chairman - CAAC

Consultations responses received:

District Conservation Officer: no objection given the quality of the proposed building to replace this existing one.

County Highways: (the same as AB/3/09)

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built-up Area Boundary
Area of Outstanding Natural Beauty
Conservation Area
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 CH4	Locational Strategy Conservation Areas and Historic Towns and Villages
	DEV1 CH5	High Quality Development Buildings of Architectural or historical importance
Arun District Local Plan:	GEN7 AREA3 AREA2	The Form of New Development The Setting of Arundel Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

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

AB/4/09/CA

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 the demolition of the Hall is not considered to materially affect 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 application relates to the demolition of St. Nicholas Hall in order to provide the new Heritage Centre as shown on AB/3/09. It is considered that the demolition of the hall is crucial in order for the other works to take place. However, it would be inappropriate for the demolition of the hall to take place prior to any permission being granted. Indeed, policy guidance is clear that this should not occur.

Whilst an application for the Heritage Centre on the site has been submitted, it is still considered prudent to condition this consent to state that no demolition should take place until the contracts are entered into for the construction of the Heritage building, as it would be inappropriate for the site to be demolished and no building to take place.

Therefore, it is recommended that consent is granted for the demolition of the hall, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Conservation Area 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 The building forming the subject of this application shall not be demolished before a contract for the carrying out of works for the redevelopment of the site has been made and planning permission for the redevelopment for which the contract provides has been granted.

Reason: In the interests of the local environment in accordance with policies DEV1, CH4 of the West Sussex Structure Plan and GEN7, AREA of the Arun District Local Plan.