



Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Application for Listed Building Consent for Alterations, Extension or Demolition of a Listed Building

DECISION NOTICE

Application Ref: AB/78/18/L

1 To Addressee

A E Chubb Ltd
106 Laverstock Road
Salisbury
Wiltshire
SP1 2SA

2 Site Address

Norfolk Arms Hotel
22 High Street

BN18 9AB

3 Description of Development

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 1 No. 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 Floor- conversion of existing 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 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 English Heritage, Eastgate Court, 195-205 High Street, Guildford, GU1 3EH
Email: e-seast@english-heritage.org.uk

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- G.A. Part Ground Floor Plan - 397/11 - Rev. B - Jan. 2018
- G.A. Basement Plan - 397/10 - June 2018.
- G.A. First Floor Plan - Rooms 3 and 3A - 397/12 - Jan. 2018
- G.A. Third Floor Plan - Room 17 - 397/13 - Rev. A - Jan. 2018
- G.A. Front Elevation - 397/14 - Rev. A - Apr. 2018
- G.A. Side Elevation to Rear Courtyard - 397/15 - Apr. 2018
- G.A. Side Elevation facing 20 High Street - 397/16 - Apr. 2018
- G.A. Casement Window Details (Guest Bedroom 3 window replacement) - 397/18 - May 2018
- G.A. Proposed 'Dispense Bar' Internal Elevation - 397/19 - June 2018

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

- 3 All doors should match those in the existing rooms, in order to ensure a continuity of design, materials and quality. No doors shall be installed unless and until an image/drawing, schedule of materials and finishes to be used has been submitted to and approved by the Local Planning Authority. The approved doors must then be fitted and match the existing doors in perpetuity.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

Case Officer: Zac Denton

Date of Decision:

30 October 2018



Neil Crowther
Group Head of Planning

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