

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

REF NO: AB/78/18/L

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

PROPOSAL: 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, Servery & 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	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;
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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 of 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, Servery & 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.

SITE AREA

N/A.

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

None. Site fronts onto footpath.

SITE CHARACTERISTICS

Grade II listed. Elevations; red brick, with rubbed brick voussoirs 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.	
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/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

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer -

The proposed works appear to be acceptable as they build upon, and develop from previously approved designs. Previously approved works continue to be acceptable

With regard to the external works, the provision of an additional sign is acceptable, subject to design. However, it is considered that the addition of this sign would represent the ultimate number considered to be suitable for the front of the building.

The proposal to re-position the existing reception closer to entrance, in place of the existing 'Norfolk Bar' would seem logical, and not harm the character of the building. other internal works are mostly small in scale and do not affect the character of the building. in fact, the removal of the 'dumb waiter' will have a positive impact upon the rooms it serves.

Works to the ceiling on the ground floor bedroom are acceptable, and the works are considered to be reversible. As a result, they will not harm the character of the space concerned.

The proposed change of use to additional bedrooms on the first and third floors seems to be acceptable in terms of the impact upon the character of the building. The proposed internal walls are such that they can be removed without causing permanent harm.

The provision of an additional en-suite to bedroom 17 is acceptable subject to confirmation that drainage can easily be accommodated.

Notes:

All doors should match those in the existing rooms in order to ensure a continuity of design, materials and quality. Details of new doors should be provided for by way of condition, in order to ensure that they match those already present in the building.

I note that the proposal is to refurbish existing windows, rather than replace them. However, if it is noted that windows are beyond repair, the department should be contacted so that an approach can be agreed prior to works commencing.

COMMENTS ON CONSULTATION RESPONSES:

Noted. Relevant conditions will be applied to this application sister application AB/78/18/L.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

HERDM3 HER DM3 Conservation Areas

Arundel Neighbourhood Plan 2014 POLICY1:	The Presumption in Favour of Sustainable Development
Arundel Neighbourhood Plan 2014 POLICY 2:	A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

ADS	The Arundel Design Statement by Arundel Town Council
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POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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.

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 Arundel Neighbourhood Plan has been made and the relevant policies considered in the determination of this application.

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

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, Policies 1 & 2 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.

CHARACTER

The application seeks to 're-shuffle' and change the uses of the rooms within the hotel. Resultantly, few changes with regard to external appearance form part of this application. With regard to the character of the building, the proposal is considered reparative to the original character of the hotel. This is because the re-siting of the bar, and reception results in the loss of materials installed in the 1970s, which are not considered to resonate with the appearance of the building as a whole.

This proposal is considered to allocate rooms for more suitable uses, as it is considered that at current, the siting of the reception is uncomfortable with regard to the general 'flow' and 'usability' of the building. This is whilst maintaining no loss in uses within the building, as it maintains as both having a reception office, and a bar.

The application is considered to be in accordance with HER DM1 and HER DM3, in that is considered to enhance the qualities of the listed building, whilst preserving the character of the Conservation Area.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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 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.

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.