

LISTED BUILDING CONSENT REPORT**REF NO:** AB/79/08/L**LOCATION:** 61 High Street
Arundel**PROPOSAL:** Application for Listed Building Consent for works to affect the change of use of a museum to a retail use with first floor office and second floor residential accommodation.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

This application is for Listed Building Consent to consider the internal and external alterations to change the use from a museum to a retail use, with residential accommodation on the second floor.

SITE AREA

0.051 hectares

RESIDENTIAL DEVELOPMENT DENSITY(NET)

20 dwellings per hectare

TOPOGRAPHY:

The site is at the middle of rising ground up from the Town Square. The land drops to the rear.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The rear wall is approximately 2m high brick wall and wall to the side.

SITE CHARACTERISTICS

A Grade II* listed, three storey brick built building with basement and with Roman cement on the rear facade. Windows are timber sliding sash with shutters. Tiled roof. There is a two storey rear extension. Lath and plaster walls and ceiling. Stone flooring in basement and the rear of the building at ground floor level. Original staircase intact. All fireplaces insitu, mixture of periods and design. Rainwater gear are cast iron. Adams cornice and marble fireplace on the front first floor drawing room.

CHARACTER OF LOCALITY

The building is in the town centre, halfway up the hill and opposite the Castle. Retail west of the building and a wine bar east. The beer garden of the wine bar is directly to the rear of the site.

RELEVANT SITE HISTORY

AB/101/99/L

Application for Listed Building Consent for construction of fire escape corridor partition

Apprvd Cond by SOS
08-10-1999

and fire resisting doors in studwork.
Overglaze existing fanlight above internal
door in clear fire resisting glass

AB/11/96/L	Application for Listed Building Consent for rebuilding of rear porch	Approve Cond 27-02-1996
AB/204/03/L	Application under Regulation 13 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990 for Listed Building Consent to affix one hanging sign & one flag pole.	Approved by SOS 08-09-2004
AB/53/96/L	Application under Regulation 13 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990 to form: (1) New opening between the existing T.I.C and the museum. (2) Replace the existing internal double doors leading to the stairway (3) Other various internal alterations. (4) Provision of mechanical extract fans to staff toilet and rear office.	Apprvd Cond by SOS 25-07-1997
AB/33/75/LB	Change of use from Council Offices to Information Office and Museum	Approve 18-07-1975

REPRESENTATIONS

Representations received:

Arundel Town Council

None

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building Section

Conservation Officer

Chairman - Conservation Area Advisory Committee

English Heritage

Consultations responses received:

County Design Architect - Permit - Further to a site meeting, this is a good adaption of the building.

Conservation Officer - No objection - Very appropriate proposed use of the building and provides retail use on the ground floor which accords with policy. No adverse impact on the Conservation Area.

Conservation Area Advisory Committee - No comment.

Comments on Consultation responses:

Comments noted and agreed.

POLICY CONTEXT

Designation applicable to site:

Within the Built-Up Area Boundary
 Within Designated Conservation Area
 Listed Building Grade II*
 Affects the Setting of Listed Building
 Class C Road
 Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	CH4	Conservation Areas and Historic Towns and Villages
	CH5	Buildings of Architectural or historical importance
Arun District Local Plan:	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPG15	Planning and the Historic Environment
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POLICY COMMENTARY**LISTED**

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

CONSERVATION AREA

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**LISTED/CA**

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, appearance, setting or historic fabric 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 property is currently empty but was previously the Arundel Museum. The proposal is to convert the building to retail on the ground and part of second floor, with ancillary tearoom in the basement, with offices on the 1st floor and residential on the 2nd floor.

The proposed use of the building is to sell antique furniture, displayed in a "natural" setting, each of the retail rooms will be arranged in a domestic setting. Therefore the restoration of the building to its Georgian features is the purpose of this Listed Building application.

The proposal is to remove all the modern partitions and low hung ceiling tiles, which were inserted for the conversion of the building to the museum.

The building is a Grade II* and retains all original features of cornice, lath and plaster walls and ceilings, window shutters, skirtings, fireplaces and cast iron rainwater gear.

To enhance the building, the modern rear fire escape staircase is being replaced with a Victorian style cast iron staircase and to remove the polycarbonate roof at the rear and replace with a glazed roof on the existing barley twist lead supports. Modern doors are to be replaced with 6-panelled doors.

The timber windows will be painted white externally, including the stone cills, which are currently black and the railings will be repainted. The internal iron staircase will be restored and repainted black (currently it is white).

For use as a museum, the internal front rooms were propped by square posts, these are all to be removed as they are inappropriate.

All the modern decoration (chipwood paper) is to be removed and the lath and plaster walls repaired and painted.

The basement is to be used as a tearoom and kitchen/preparation area. The entrance is via the front staircase and a new window is to be inserted in the front elevation of the basement to give natural light to the kitchen area. The basement has stone flooring which is to be retained. A new iron guardrail at the rear is to be inserted to separate the rear tea area from the staircase.

The modern partitioning and the internal floor props to be removed and this would be a visual enhancement to the building and the removal will not damage the building physically. The reinstatement of original features and repairing of the lath and plaster walls, along with the repainting and new cast iron work are a visual enhancement.

All additional plumbing is to be pumped into the existing external pipes, with one additional cast iron down pipe and one existing uPVC pipe changed to cast iron.

The proposal is considered to result in a visual enhancement of the building by restoring it back to a seemingly "residential" appearance in which to display antique furniture and the development complies in all respects with advice in PPG15 'Planning and the Historic Environment'. It is, therefore, recommended that listed building consent be granted subject to the conditions set out below.

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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external boundary wall have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the boundary wall.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the the Listed Building and in accordance with DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 All external joinery shall be of painted timber

Reason: In order that the special architectural and historic interests of this listed building is safeguarded in accordance with policies CH5 of the West Sussex Structure Plan and PPG15 Planning and the Historic Environment.

- 4 The openings and windows hereby permitted shall match in all details those existing [in the same elevation as the new openings hereby permitted], particular care being taken to reproduce the style and material of the timber window frames and casements, the arrangement of glazing bars, the set-back of the frames from the external wall face, the window cills and the colour, texture and form of masonry arches over the openings.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with policies CH5 of the West Sussex Structure Plan and PPG15 Planning and the Historic Environment.

- 5 No lath and plaster infilling material between internal timber framed walls or lath and plaster fixed to ceilings shall be removed 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 policies CH5 of the West Sussex Structure Plan and PPG15 Planning and the Historic Environment.

- 6 No development shall take place unless and until sectional details through the window opening heads, which indicate the extent and location of the replacement concrete lintels, have been submitted to and approved by the Local Planning Authority and the lintels shall be provided and positioned in accordance with the approved 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 policies CH5 of the West Sussex Structure Plan and PPG15 Planning and the Historic Environment.

- 7 The making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the prior written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policies CH5 of the West Sussex Structure Plan and PPG15 Planning and the Historic Environment.

8 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character or the architectural importance of the Listed Building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, CH4, CH5

LOCAL PLAN: GEN7, AREA2

NATIONAL POLICIES: PPS1, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.