

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

REF NO: AB/92/15/L

LOCATION: St Philips Roman Catholic Primary School
London Road
Arundel

PROPOSAL: Application for listed building consent for internal refurbishment & remodelling affecting non-original timber stud partitions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposed works include;

a) Internal refurbishment and remodelling affecting existing non-original partition walls, floor finishes and decorations; inclusive of careful (full and partial) removal of non-original non-load bearing partition walls, some of which were erected as per application AB/97/07/L above, to form a new staffroom inclusive of floor finishes and decorations.

b) Internal refurbishment of an existing PE Store to form a new Boys WC; inclusive of new dry lining, below ground foul water drainage connecting to existing adjacent, making good of concrete floor and installation of new floor and ceiling finishes, lighting, wall tiling and sanitaryware

No extension or major alterations are proposed. All internal works will match the appearance of existing walls, floors, ceilings etc

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

The site is at a lower level than the road and continues to slope downwards to the rear.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

There is a high metal railing fence to the front of the site.

SITE CHARACTERISTICS

The site is occupied by a Grade II Listed 1½ storey building which houses a Primary School. The building has a red tiled gable roof with gable end dormers to the front and rear. To the middle-front there is a single-storey flat

roof section which has a parapet wall on the roof and this is flanked either side by gable ended wings. There are single storey flat roof extensions at both ends of the front elevation. The elevation walls are finished with yellow brick and feature red brick quoins. There are a number of windows and doors to the front and all of these, bar those on the single storey extensions, are set within a dome shaped recess although the frames themselves are rectangular. This means there is a semi-circular panel above the frames and these have been painted a deep red colour.

To the front of the building is a hard surfaced parking area with a ramped walkway up to street level. This is lined by red railings whilst the railing fence to the front of the site is currently painted green.

CHARACTER OF LOCALITY

The site is located within a Conservation Area on a road which is characterised by large, well spaced, predominantly historic buildings of a variety of designs. Directly to the north is an approximately 2 metre high flint wall behind which is the Norfolk Estate. The surroundings grow more rural to the north where there are the fringes of woodland.

RELEVANT SITE HISTORY

AB/24/07/L	Application for Listed Building Consent for internal alterations.	ApproveConditionally 01-05-2007
AB/97/07/L	Application for Listed Building Consent for Internal room division into two rooms to provide a store and sound proof music room	ApproveConditionally 11-09-2007
AB/84/08/L	Application for Listed Building Consent for various internal and external alterations to form new Staff Room and PPA Office to include the laying of a paved patio outside the new Staff Room	ApproveConditionally 05-08-2008
AB/22/10/L	Application for Listed Building Consent for repairs and decorations to the previously painted elements of the front of the school (window frames, door frames)	ApproveConditionally 12-05-2010

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

HERITAGE OFFICER - Awaited

CONSERVATION OFFICER: The proposal will have a neutral impact upon the Conservation Area.

CONSERVATION AREA ADVISORY COMMITTEE: No objection. Timber windows to be painted white

Comments on Consultation responses:

Comments noted. There are no new external windows proposed

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Grade II Listed Building

Within Conservation Area

Class C Road

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

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

HER DM1 Listed Buildings

HER DM3 Conservation Areas

HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

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 in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. There are no policies in Arundel Neighbourhood Plan specifically relating to this type of development.

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 proposed works are essential to ensure normal day to day operation of the School due to the pending relocation of The Learning Tree Pre-School into St Philips Catholic Primary School which will result in the loss existing amenities, namely 1 no Classroom, Boys WC and Staffroom areas,

all of which need to be replaced within the existing School building, hence the proposed remodelling works. The proposal would not have any material impact on the character, appearance, setting or historic fabric of the Grade II Listed Building. The works . This will enhance the appearance of the building by improving the condition of these features whilst retaining their original character.

The internal refurbishment and remodelling relates to existing non-original partition walls, floor finishes and decorations; the non-load bearing partition walls affected are not original and of no merit, some were erected under permission AB/97/07/L. New partitioning is to be provided to create the staff room, together with enlargement of an existing opening.

The conversion of the existing PE Store to form a new Boys WC includes new dry lining, below ground foul water drainage connecting to existing, making good of concrete floor and installation of new floor and ceiling finishes, lighting, wall tiling and sanitaryware.

No extension or major alterations are proposed. All internal works will match the appearance of existing wall, floors, ceilings etc. The addition of partitioning is easily reversible. The proposal would have no adverse impact on the historic floor plan of the building or its character, integrity or appearance.

It is therefore recommended that Listed Building Consent is granted, 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.