AB/95/67/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Application for Listed Building Consent for internal alterations to form new care office and staff changing room St. Wilfreds Arundel Priory, 2 London Road, Arundel

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to internally sub-divide the existing servery to provide a care office and a staff changing room. The proposal will not entail any removal or alteration to the historic fabric.
SITE AREA	6150 sq.m
TOPOGRAPHY	Flat.
TREES	N/A
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Knapped flint residential care home.
CHARACTER OF LOCALITY	Residential area, adjacent to Arundel Castle and close to the Cathedral.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/139/05/L	Application for Listed Building Consent for internal alterations to ground floor bathroom.	Approved Conditionally 3/1/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection.
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
English Heritage	No comment.
County Design Architect	No objection – this further sub-division of the room is not detrimental to the interior.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Area of Outstanding Natural Beauty Within Built-up Area Boundary

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Conservation Area Listed Building Grade II*

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH2, CH4, CH5
Arun District Local Plan : GEN7, AREA2, AREA9, DEV10

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPG 15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the historic building.

COMMENT ON CONSULTATION RESPONSES

Noted and agreed.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) 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 72(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 proposed new studwork partition walls will not cause any detrimental effects on the integrity of the historic building.

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.

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CONCLUSIONS

The Priory building is a Grade II* Listed Building which has been converted into a residential care home.

Various internal alterations have been approved [redacted]. This application is to sub-divide the kitchen servery area to provide a care office and a staff changing room. This new studwork partitioning will not adversely affect the historic fabric of the building.

Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

ARUN DISTRICT COUNCIL:AB/95/07/L 12/07/2007

ARUNDEL AB/95/07/L

Application for Listed Building Consent for internal alterations to form new care office and staff changing room.

St Wilfrids Arundel Priory
2 London Road
Arundel

RECOMMENDATION

Approve Conditions

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 policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

3 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 and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, CH2, CH4, CH5

LOCAL PLAN: GEN7, AREA2, DEV10

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.