

AB/97/07/L**LISTED BUILDING CONSENT REPORT**

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent for internal room division into two rooms to provide a store and soundproof music room St. Philips Catholic Primary School, London Road, Arundel
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
TOPOGRAPHY	Mostly flat, the site is on a lower ground level than the road.
TREES	N/A
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Red brick school with tiled roof.
CHARACTER OF LOCALITY	Primary School at the edge of the town close to the rural area. Opposite the castle grounds and adjacent to residential properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/114/06/L	Application for Listed Building Consent for internal alterations to lower ground floor storage areas and existing toilets and ground floor offices.	Approved Conditionally 31/10/06
AB/24/07/L	Listed Building Consent for internal alterations.	Approved Conditionally 1/5/07

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design Architect	The sub division will not adversely affect the internal typology of the school.
District Conservation Officer	No objection

AB/97/07/L**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	No comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Conservation Area Listed Building Grade II Class 'C' Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH4, CH5 Arun District Local Plan : GEN7, AREA2, DEV10
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PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPG 15 - Planning and the Historic Environment
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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 Listed Building.
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COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>"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."</i> Where the building is located in a Conservation Area, Section 72(1) of the Act states: <i>"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</i>
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AB/97/07/L**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

of preserving or enhancing the character or appearance of that area."

The proposal is considered to comply with these criteria in that the insertion of a dividing wall to create two rooms will not cause any damage to the integrity of the Listed 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.

CONCLUSIONS

The proposal is to inset a new dividing wall to create a soundproof music room and a store will not cause any adverse effects on the Listed Building. Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

ARUNDEL**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

St Philips Catholic Primary School
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 No structural timbers will be cut, removed or altered, without the prior written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building in accordance with policies CH5 of the West Sussex Structure Plan and DEV10, DEV12 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, 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.

