LISTED BUILDING CONSENT REPORT

REF NO: **AB/97/10/L**

LOCATION: The Town House
65 High Street
Arundel

PROPOSAL: Application for Listed building consent for installation of new staircase from ground to basement for use in connection with change of use from basement to bar area with associated internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is to install a staircase from the ground floor level to the basement which includes removal of a section of ceiling with 17th Century cross members and relocation of an oak timber. The floor area in the central section of the basement would be lowered and the flooring reinstated. Walls of the basement would be tanked if needed. At ground floor the bar area would be removed including the decorative pilasters. These alterations would result in a bar, seating area and toilets at basement level and an extended seating area at ground floor.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Existing restaurant with bar area and kitchen at ground floor. Basement is currently used for storage and is well maintained with lighting and rear access.
CHARACTER OF LOCALITY	Town centre location. Predominantly mixed uses retail/business. No.67 is a restaurant.

RELEVANT SITE HISTORY

AB/93/94	Change of use for basement area to be used as a hotel bar	Approve Cond 11-01-1995
AB/94/94/L	Application for Listed Building Consent for installation of new staircase to basement area for use as a hotel bar.	Approve Cond 11-01-1995

AB/126/99/L	Renewal of unimplemented Listed Building Consent AB/94/94/L for installation of new staircase to basement for use as wine bar	Approve Cond 02-02-2000
AB/129/99/	Renewal of unimplemented planning permission AB/93/94 for installation of new staircase to basement area for use as a wine bar.	Approve Cond 02-02-2000
AB/96/10/	Change of use of basement to be used as bar area	Approve Cond 26-10-2010

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

Conservation Area Advisory Committee - No comment

Historic Buildings Architect - The repositioning of the main floor beam to create the new staircase is acceptable. The works to the basement include reducing the floor area . The fluted columns at the bar area on the ground floor can be removed. The fluted columns at the bar on the ground floor can be removed. The corinthian heads can be retained.

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Class C Road
Designated Conservation Area
Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

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.

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particularly with regard to the character and appearance of the Conservation Area.

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 of the Conservation Area or the character or integrity of the listed buiding.

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 relates to the removal of part of the flooring to the ground floor and provision of a staircase to the basement. This would involve removal of oak timber floorboards, dating from approximately 1950 which is supported by 17th Century oak timbers (probably originally from another building) and part of a timber washed oak beam. The works to the ground floor also involve removal of the bar area and pilasters and lowering the floor to provide additional seating. The decorative top of the pilasters would be retained.This is welvomed since they match the existing ornate ceiling on the ground floor. The alterations at basement level also include a reduction in floor level to the middle section. The existing slab floor would be reinstated at the lower level. Features including the old bread oven would be retained. The walls would be tanked if necessary. The walls are comprised of chalk and sandstone. The coalhole would be blocked.
The works were originally approved in 1994 and renewed in 1999 and it is considered that the alterations, which include removal of a section of the original flooring/ceiling would ensure the long-term use and maintenance of the ground floor and basement area of the Listed building. It is accepted that original elements such as the 17th Century oak timbers are being removed, but it is not considered that removal of a relatively small section of these materials would adversely affect the character or integrity of the Listed building.

It is therefore recommended that 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 PPS5.

3 The undermentioned features of the building shall be protected or carefully removed for preservation and shall be reinstated as part of the building upon completion of the work for which consent is hereby granted.

The floor slabs in the central basement area, the lime washed oak beam in the ceiling of the bar area and the corinthian heads in the existing bar area.

Reason: To ensure that the features of merit are preserved for the future and to retain the character and appearance of the Listed Building in accordance with PPS5.

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

SUMMARY
This listed buiding consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on the character or integrity of the listed building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1,PPS5

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