

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

REF NO: A/3/14/L

LOCATION: Angmering Manor
High Street
Angmering

PROPOSAL: Application for Listed Building Consent for the construction of building comprising of 5 no additional hotel bedrooms (resubmission following A/100/13/L).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to a single storey extension measuring 21.5m long by 7m width at its widest point. It has a ridge height of 5m and would be located adjacent to the existing swimming pool building. The guest bedrooms would be accessed from the rear and would face onto the existing hotel garden. The extension includes a boiler/laundry room between the swimming pool and closest bedroom. Each bedroom has en-suite facilities. It is proposed that the elevations would be clad in horizontal boarding to match the restaurant and that the roof would be tiled.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat. There is a slight upward slope at the front of the site which levels out to the rear.
TREES	There are a number of mature, established trees on the site boundaries and to the front of the main building. Tree to rear is the subject of a Tree Preservation Order. None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 1.8 metre high flint wall with brick piers on the front boundary. Screening of a similar height continues around the rest of the site and is made of a mixture of stone, flint and timber. There are additional trees and shrubs along all boundaries with large trees to the front and rear.
SITE CHARACTERISTICS	The site is occupied by a historic Grade II Listed two-storey building which has had a number of additions made to it over time. The main roof is clay tiled and hipped and has a number of dormers. The north wing, which faces towards Angmering High Street has painted smooth render elevation walls.

CHARACTER OF LOCALITY

The site is located on the High Street although the main retail and commercial area is to the west. The site is surrounded by residential dwellings which are a mixture of sizes and designs and is predominantly two-storey. There are a number of illuminated signboards in the commercial area of the High Street to the west although there are none immediately surrounding the site. However, the site is located on a section of the road which has street lighting.

RELEVANT SITE HISTORY

A/117/97/L	Application for Listed Building Consent for the conversion of the existing building into two dwelling houses with car parking.	ApproveConditionally 11-02-1998
A/104/99/L	Application for Listed Building Consent for rebuilding of brick pier by entrance after damage by lorry and provision of covered way to swimming pool enclosure.	Approve 11-01-2000
A/104/06/L	Application for Listed Building Consent for the provision of fire exit and fire escape from 1st floor.	ApproveConditionally 16-08-2006
A/31/13/L	Application for Listed Building Consent for addition of 5 No additional bedrooms and kitchen extension.	Refused 15-04-2013
A/100/13/L	Application for Listed Building Consent for the construction of building comprising of 5 No additional hotel bedrooms (resubmission following A/31/13/L)	Refused 24-10-2013

REPRESENTATIONS

Representations received:

Angmering Parish Council

Objection - Further work is required regarding car parking. A swept path analysis should be submitted. The materials proposed for the cladding do not appear to be in keeping with the Conservation Area.

2 letters of objection - Parking on site can only be practical for a little over 20 cars. The claimed on-site parking provision is ridiculous and will never be obtained. The hotel offers 3 dining rooms with a guest number of 80 covers. There is also a health spa and treatment centre, 17-19 rooms, a bar and staff. Parking is a major problem and High Street is constantly used for parking by visitors and staff. It will be impossible to manage noise from the proposed rooms. Additional building on this site can only compromise the integrity of this old historically interesting building. The historic character would be irreversibly altered by these additions. Would overlook garden and cause loss of privacy.

Comments on Representations received:

Comment on Parish Council Representation

The car parking and swept path analysis have been submitted from the agent in accordance with County Highways comments on the planning application. Re-consultation of the planning application has been undertaken, but these changes are not material to consideration of this application for Listed Building Consent. The Historic Building Adviser and Conservation Officer have no objection to the cladding which would match the existing rear elevation of the restaurant.

Comments on other Representations

Car parking, residential amenity and noise generation are not material considerations in respect of this application for Listed Building Consent. It is not agreed that the proposal would adversely affect the character and integrity of the listed building.

CONSULTATIONS

Listed Building Officer
Conservation Officer

Consultations responses received:

Historic Building Adviser - No Objection subject to amendment

Whilst the location and scale of the building is generally acceptable, there remain reservations with its design. Of particular concern is the use of Georgian, arch windows which appear at odds with the half hip roof and are not particularly convincing on an outbuilding. Recommend that the 'arched' element is removed.

A further improvement could be the use of a full hip roof with deeper eaves to create a more simple and elegant roof form, particularly given the depth of the building.

If permitted please condition the following:

- ? Door details including sections
- ? Material samples for roof and elevations
- ? Detailed drawing of clock tower

Conservation Area Advisory Committee - No Objection

Comments on Consultation responses:

Comments noted. The scheme has been altered in accordance with the historic building adviser's request and the suggested conditions have been imposed.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Within Conservation Area
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [AREA2](#) Conservation Areas

Publication Version of the
Local Plan - Excluding the
Spatial Portrait, Employment,
Housing Allocations,
Transport, Monitoring and

HER SP1 The Historic Environment

Implementation sections
(February 2014):

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

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.

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced 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. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole. NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council agreed the majority of the Arun Local Plan in February 2014 (Publication Version) and this is a material consideration in the determination of this planning application. The remaining chapters of the Local Plan namely: the Spatial Portrait, Employment & Enterprise, Housing Allocations, Transport, Monitoring and Implementation will be considered for publication at a later meeting of Full Council. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place. The chapters that have been published will undergo public consultation alongside the remaining chapters when they have been agreed. The weight given to the current published policies can be significant depending:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The policies within this published version of the plan are at an advanced stage as they have been agreed by Full Council for regulation 19 consultation, they have been subject to independent audit and are considered to meet the NPPF and there are no known significant unresolved issues arising from regulation 18 consultation for the published policies.

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 once the remaining chapters / policies have been published.

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

PLANNING HISTORY

The application is a resubmission of 2 refused applications for an extension of the property to create 5 additional bedrooms A/31/13/L (for rooms at first floor above the swimming pool) and A/100/13 (for a single storey block of rooms on the rear boundary).

IMPACT ON LISTED BUILDING

The current use of the building is a hotel and restaurant. The building has been extended in the past and has a relatively small garden area. The proposed building would be joined to a previous extension which accommodates a swimming pool along the side boundary of the garden and would still retain a useable garden area and an appropriate setting for the listed building.

The single storey nature and amended design of the building are now acceptable. The roof has been fully hipped, eaves increased in depth and arched windows removed from the scheme in accordance with the comments of the Historic Building Adviser. The roof shape is sympathetic and the simple fenestration details of the building would respect the appearance and character of the existing building.

The height of the extension will be similar to the existing swimming pool structure and the use of horizontal timber cladding would match the elevational treatment of the existing restaurant. This material would therefore be entirely appropriate and would help to assimilate the extension into the existing building. The Historic Building Adviser has no objection to the use of cladding and precise details are covered by condition.

CONCLUSION

It is therefore recommended that the application is approved 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 The development hereby approved shall be carried out in accordance with the following approved plans 1001/13 dated 05-03-2014, 1000/13 and 1000/13 A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 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 walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan and the NPPF.

- 4 No development shall take place unless and until precise details of the clock tower have been submitted to and approved by the Local Planning Authority and the clock tower shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with the NPPF

- 5 No development shall take place unless and until precise details of the doors including sections have been submitted to and approved by the Local Planning Authority and the doors shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with the NPPF.

- 6 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.