

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: A/5/26/L

LOCATION: Angmering Library
Arundel Road
Angmering
BN16 4JS

PROPOSAL: Listed building consent for the installation of external and internal security cameras and associated signage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	Angmering Library is a single storey former Victorian school on Arundel Road. The building comprises two main flint built Gothic ranges forming an inverted 'L' shape, with the former two storey Master's house attached to the west. The elevated site leaves the former playground below, facing the road. Key external features include a bell tower, an exposed chimney stack, and an entrance lobby on the west side. The flint walls are accented with red brick dressings and string courses, with diapered brickwork and coursed flint on the Master's house indicating a different construction phase. Windows are arched at the gables with leaded casements in stone mullions, and the slate covered gabled roofs include small dormer like vents. Internally, the open ranges display exposed timber rafters and trusses on stone corbels, creating a strong Tudoresque character. The building is considered to derive its significance from its architectural and historical interest.
CHARACTER OF LOCALITY	The conservation area comprises three distinct townscape character areas: The Square, which forms the commercial heart of the village; Arundel Road, the principal western approach lined with several historic and listed buildings; and High Street, a broader and gently curving route characterised by predominantly residential historic properties. Together, these areas form a varied yet harmonious historic environment.

REPRESENTATIONS

Angmering Parish Council - No objection.

Arun Conservation Area Advisory Panel - No objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Angmering Library is a Grade II Listed building which is located within the Angmering Conservation Area.

The proposal involves the installation of external and internal security cameras along with associated signage. The cameras are small in scale and appear to have been chosen for their minimal size and subdued colouring. As such, they will not materially affect the building's appearance. The single external camera is positioned at the eastern end of the building, where it is not readily visible. Internally, the cameras are discreet and are considered to have a de minimis impact.

The proposed signage is brighter in appearance; however, its modest size ensures that its effect on the building's character remains limited.

Both the cameras and the signage are temporary and easily removable in nature, meaning they can be replaced or updated as technology or operational needs evolve. Overall, the visual impacts arising from the cameras and signage are minimal and typical of those found on a public building.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of section 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Grade II Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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."

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.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

This application seeks listed building consent to install security cameras, with associated signage. Six cameras are proposed, one externally on the east elevation, five internally. The application aims to provide additional security, surveillance and to reduce anti-social behaviour; the applicants have stated in their business case that instances of antisocial behaviour have increased in libraries recently. The key policies are Arun Local Plan (ALP) policy HER DM1 which relates to listed buildings, stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the building and its setting and the heritage policies within the NPPF.

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The applicant has submitted heritage information to fulfil this requirement. Paragraph 208 requires the Local Planning Authority to identify the significance of the heritage asset affected by a development. Angmering Library is a Grade II Listed building which is located within the Angmering Conservation Area; the building is considered to derive its significance from its architectural and historical interest. The Angmering Conservation Area covers the historic core of the village. While the wider village expanded significantly in the mid 20th century, the conservation area retains a strong historic character defined by its surviving street pattern, concentration of historic buildings, and the consistent use of traditional materials such as brick and flint.

Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

The proposal is for the installation of security cameras, five internally and one externally, with associated

signage. The proposals are minor in scale and would be sited appropriately. The external camera, set on the east elevation, is not readily visible from the public realm. The internal cameras are discreet and are considered to have a 'de minimis' impact, as advised by the Conservation Officer. The signage and cameras are temporary and easily removed; they would not harm the fabric of the listed building and are typical of those found on public buildings. The proposals would not result in harm to the significance or character of the listed building in accordance with Arun Local plan policy HER DM1 and the NPPF.

SUMMARY

The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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:

Location Plan
Site Plan
Proposed Elevations 291/004
Proposed Floor Plans 291/006
Design, Access and Heritage Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1.

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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 Arun Local Plan policy HER DM1 and the NPPF.