

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

REF NO: BR/116/19/L

LOCATION: The Royal Norfolk Hotel
The Esplanade
Bognor Regis
PO21 2LH

PROPOSAL: Installation of car park management system (ANPR system and associated signage).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Installation of car park management system (ANPR system and associated signage).
SITE AREA	2430.55 sq.metres
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall and hedging to front. Pillars rendered and painted white at entrance.
SITE CHARACTERISTICS	Three storey hotel building which is Grade II Listed surrounded by the landscaped area to the front and to the east with a parking area for approximately 70 cars to the west. Building has been extended over the years and has a projecting porch with Royal Arms Logo in centre. The walls are cream with blue painted doors and window frames.
CHARACTER OF LOCALITY	Within the Steyne Bognor Conservation Area, to the north of the main road with esplanade and foreshore to south. The properties surrounding the site are a mix of commercial and residential.

RELEVANT SITE HISTORY

BR/452/76/LB	Provision Of 3 External Fire Escapes At Rear Of Main Building Relaxation Of Regulation H 3	ApproveConditionally 15-09-76
BR/105/77/LB	Change Of Use To Nursing Home	Refused 11-05-77

BR/380/80/LB	Extension To Form Squash Courts And Games Room At Rear	ApproveConditionally 20-08-80
BR/118/80/LB	Single Storey Ext & Conversion Of Stores & Rear Areas Of Hotel To Form Complex For Games Sauna Toilet Showers Etc	ApproveConditionally 19-03-80
BR/871/80/LB	Extension For Leisure Complex To Rear Of Existing Hotel	ApproveConditionally 10-12-80
BR/84/80/LB	Ext Improve Includ Canvas Can- Opies To 2 Entrances New Door- Way To Suite Ent 2 Light Stand -Ards Swimming Pool Tennis Cts	ApproveConditionally 19-03-80
BR/134/19/PL	Installation of car park management system (ANPR system). This application affects the character & appearance of The Steyne, Bognor Conservation Area.	
BR/133/19/A	7 No. non illuminated pole mounted signs.	
BR/155/12/L	Application for Listed Building Consent for installation of an automatic number plate recognition system to enforce car park management	ApproveConditionally 04-09-12
BR/157/12/A	12 no. signs installed onto street lighting columns or poles. 11 no. signs will be facing internally into the car park & 1 sign to be facing the entrance/exit to advise of the car park tarriffs and stay allocation as per British Parking Association (BPA)	Refused 20-08-12
BR/42/08/L	Application for Listed Building Consent for conversion of former accommodation building to provide 1 no 2 bed flat, 3 no 1 bed flats & 3 no 2 bed flats	ApproveConditionally 09-04-08

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Bognor Regis Town Council: No Objection

Resident's comment, Norfolk Square:

My understanding is that planning permission is sought before the work is undertaken not afterwards.

Resident of Inner Court, Norfolk Square raised an objection as follows:

The modern products used for the car park payments signage are not visually in keeping with the conservation area building.

COMMENTS ON REPRESENTATIONS RECEIVED:

As the site is an existing car park, the new infrastructure is temporary only and is installed in an area that already incorporates similar style features.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer Comment as follows:

The Royal Norfolk Hotel is a landmark building within the conservation area and occupies a prominent position along the sea-front. The hotel is a large three storey building set in spacious grounds and extends diagonally across its plot from West Street towards Aldwick Road. The building dates from about 1840 and has been extended twice, with the most recent works taking place in the early 1970's. It is a listed building (grade II), and is located within a conservation area.

The hotel has an open setting, which consists mostly of extensive lawns to the front of the building (and an enclosed area to the eastern side), which contribute to its prominence within the local area. The spacious surroundings allow the hotel to be viewed, from a number of vantage points. This contrasts with the denser development within other parts of the conservation area.

Boundary treatment is provided in the form of hedging, whilst some additional planting is present within the existing car park.

I note from the Design and Access Statement that the proposal is for the following in order to ensure that the car park is used by patrons only:

- ANPR camera
- 5m camera column
- Camera cabinet
- Cabling to link the camera to a power supply
- 3m signage poles

- Associated signage
- P&D Machine

The car park area consists of poorly maintained tarmac surfaces to the western side of the site. It also adjoins some more recent flatted development.

I also note that the proposal has already been installed, prior to consent being granted. Whilst the proposal involves the introduction of a good amount of signage into the car park area, it is such that it can easily be removed. On balance, it is considered that the proposal has a neutral impact upon the character of the local area, and the setting of the listed building.

The application is considered to not cause harm to the significance of the heritage asset or their setting. 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 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built-Up Area

Listed Building Grade II

Within a Designated Conservation Area

Class A Road

Class B Road

DEVELOPMENT PLAN POLICES

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

DDM1	D DM1 Aspects of form and design quality
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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.

OTHER MATERIAL CONSIDERATIONS

The National Planning Policy Framework and section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is an important material consideration.

CONCLUSIONS

PRINCIPLE

The proposal site lies within the Built-Up Area Boundary and is a curtilage of premier hotel. The building is Listed Grade II and is within the Bognor Regis Steyne and Waterloo Square Conservation Area. Any development should therefore be sensitive to the Historic Environment.

EFFECTS ON THE HISTORIC BUILDING AND CONSERVATION AREA

It is proposed to install a car park management system (ANPR system and associated signage) within an existing hotel car park. All proposed elements have been already installed on the site. This proposal will require a separate Planning Application.

Listed Building Consent is sought to place P&D Machine, ANPR Camera, External Cabinet and associated signages along the vehicular access, parking area and within a western corner of grass strip in front of the building. These are removable features and are not considered to be a visual distraction from the historic and architectural quality of this Listed Building. The Historic Buildings Advisor has commented that the proposal is not a major distraction and is easily removable.

The Steyne and Waterloo Square Conservation Area is set around the Steyne which consists of terraced housing constructed in the 1820's as part of the attempts by Sir Richard Hotham to develop Bognor as a seaside resort. The Royal Norfolk Hotel dates from 1840 and is an imposing building.

It is considered that the proposal does not detract from the historic environment of either the Listed Building or the Conservation Area. Therefore, it is recommended that Listed Building Consent is granted with the following Conditions.

HUMAN RIGHTS ACT

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

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 development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan	C 25394-001 Rev C
Site Plan	C 25394-002 Rev A
Site Plan	C 25394-002 Rev B
Signature Pole Installation Details	E-0000-001 Rev A
Phantom Camera Details	C-0000-006 Rev A
External Cabinet Details	C-0000-004 Rev A
Pole Mounted Signs	C-25394-002 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1of the Arun Local Plan.