

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

REF NO: BR/148/18/L

LOCATION: The White Tower
16 Aldwick Road
Bognor Regis
PO21 2LP

PROPOSAL: Listed building consent to mount a Blue Plaque to the exterior wall

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Blue heritage plaque to front of building
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	A front boundary wall consisting of breezeblock and brickwork measuring approximately one metre at its piers which continues along the front side boundaries. Rear boundaries are defined by hedging and trees commonly over 2m in height.
SITE CHARACTERISTICS	A four storey historic tower of notable character and distinctiveness. The elevations are smooth rendered and painted white. There is a rear dormer with green painted cills which matches the front door and portico. The roof is flat with an individual turret feature on one side. There is an outbuilding with chimney in the rear garden.
CHARACTER OF LOCALITY	Predominantly residential in character with detached properties and block of flats as the main form of development. There is a surgery immediately next door to the east and a commercial parade opposite the property to the south.

RELEVANT SITE HISTORY

BR/73/14/L	Application for listed building consent to replace 9 No windows	ApproveConditionally 28-05-14
BR/214/13/L	Application for Listed Building Consent to replace 14 No windows to the bedrooms and top of tower.	Refused 28-10-13
AW/112/13/L	Application for Listed Building Consent to restore the Summer house in the garden with a new roof and two side walls.	Withdrawn 25-07-13

BR/173/13/L	Application for Listed Building Consent to restore the summer house in the garden with a new roof and two side walls.	ApproveConditionally 19-08-13
BR/68/13/L	Application for listed building consent to restore the Summer house in the garden with a new roof and two side walls.	
BR/40/11/L	Application for listed building consent for Damp course to be laid under the ground floor with under floor heating added. The damp course will also be injected into the walls and the walls replastered with a damp protect silicone. The damp course and replastering will also be added to the first,second, third and fourth floors.	ApproveConditionally 01-04-11
BR/277/94/L	Application for Listed Building Consent for essential repairs to various parts of the building. All areas to be reinstated to match existing.	Approve 16-12-94

History noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Bognor Regis Town Council - no objection

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Councils Historic Buildings Adviser - No Objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Within Built-Up Area Boundary;
Listed Building Grade II;
No Public Sewer; and
Class C Road.

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

[Bognor Regis Neighbourhood Plan 2015 Policy 1](#) Delivery of the Vision

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."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Grade II 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

PRINCIPLE

The dwelling is a Listed Building (Grade II) and as such the works require Listed Building Consent.

Policy 1 of the BRNDP allows for the alteration of heritage assets.

The Arun Local Plan 2011 - 31 policy HER DM1 lists a number of criteria which proposals for the alterations of Listed Buildings will be considered against.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Paragraph 184 states:-

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 193 states:-

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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

IMPACT ON THE LISTED BUILDING

The proposal is for a modest blue plaque to be sited on the front elevation of the building. By reason of the size, design and position of the plaque it is not considered that any harm to the character or historic fabric of the building arises.

It is therefore recommended that listed building consent is granted subject to the following conditions.

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 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:-

Photographs

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM1 of the Arun Local Plan 2011 - 31