

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** BR/173/13/L**LOCATION:** 16 Aldwick Road
Bognor Regis**PROPOSAL:** Application for Listed Building Consent to restore the summer house in the garden with a new roof and two side walls.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

This application is for Listed Building Consent to restore the summer house in the garden with a new roof and two side walls. The existing and proposed elevations/roof plans are exactly the same.

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Fencing to front and sides.

SITE CHARACTERISTICS

Four storey tower rendered and painted white. Single-storey side extension with fibre roof. Rear cat slide tiled roof. Timber cladding to ground floor area. The single storey pitch roof summerhouse is located on the rear boundary and adjacent to the grounds of the "Argyle".

CHARACTER OF LOCALITY

Mixed commercial and residential close to the Bognor Regis seafront.

RELEVANT SITE HISTORY

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 16-12-1994
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 01-04-2011

None.

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Bognor Regis Town Council - no objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

Listed Building Officer

Consultations responses received:

Historic Buildings Adviser - no objection.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary;
Listed Building Grade II; and
Class C Road.

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

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(2) 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 or the setting 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

Paragraph 132 of the NPPF 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 more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Paragraph 133 adds that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent.

In this case the proposal is to rebuild the summerhouse on a purely like for like basis. This will thus ensure its future survival and this is in the long term interest of this heritage asset. It is therefore considered that Listed Building Consent is granted with 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: "Site Location Plan" (1:1250); 2 x Site Location Plan (1:500); Existing Elevations (1:50); Proposed Elevations (1:50); Existing Roofplan (1:50); and Proposed Roofplan (1:50).

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