

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

REF NO: BR/193/18/L

LOCATION: Bognor Regis Railway Station
Station Road
Bognor Regis
PO21 1BP

PROPOSAL: Listed building consent for the fitting out of 2 No. Edwardian waiting rooms into a modern office space with meeting rooms, toilets & kitchen, incorporating original elements of the building, mezzanine floor installed in larger office, new heating, ventilation & air conditioning in office spaces.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes Listed building consent for the fitting out of 2 No. Edwardian waiting rooms into a modern office space with meeting rooms, toilets & kitchen, incorporating original elements of the building. A mezzanine floor will be installed with new heating, ventilation & air conditioning in the office spaces.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open plan with green cast iron bollards.
SITE CHARACTERISTICS	The site is occupied by a Grade II Listed building. There is a roofed concourse area to front supported by six steel girders. Main building has a clock tower, Bookstall, Taxi Office and Cafe Bar within station concourse.
CHARACTER OF LOCALITY	The area is located within a town centre location comprising commercial and residential properties. Public House and flats to east of site, cinema to south of site.

RELEVANT SITE HISTORY

BR/106/18/A	2 No. internally illuminated fascia signs on ATM on north elevation.	ApproveConditionally 07-09-18
BR/105/18/PL	Retention of 1 No. ATM on north elevation. This application affects the character & appearance of the Bognor Regis Railway Station Conservation Area &	

affects the setting of a listed building.

BR/43/17/L	Application for Listed Building consent for alterations to proposed waiting room access, reduction in number of openings to passenger toilets, relocation of telephone box, provision of prefabricated staff welfare unit & platform refuge. Retention of existing glazed screen between booking hall & retail unit. Relocation of customer information screens.Revisions of BR/199/15/L	ApproveConditionally 31-05-17
BR/199/15/L	Application for listed building consent to include the repair & redecoration of internal spaces, windows & doors, new floor finish to the concourse, restoration & replication of existing fence to platforms, relocation & adaptation of retail kiosk to become a ticket office, relocation of taxi office to main building, removal of ticket window & access door to be replaced by new double door to proposed retail, relocation of customer information screens to a 'goal post' over the existing gateline, relocation of ticket machines to concourse along with additional seating, adaptation to toilet access to allow entry from paid side only & new dividing screen between booking hall & multi-purpose space. This application affects the character & appearance of the Bognor Regis Railway Station Conservation Area.	ApproveConditionally 19-11-15
BR/321/14/L	Application for listed building consent for the removal & replacement of 2 No entrance doors & door frames/screens to Booking Hall.	ApproveConditionally 24-02-15
BR/231/11/L	Application for listed building consent for installation of new ticket vending machine on station concourse	ApproveConditionally 15-11-11
BR/1/10/L	Application for listed building consent for installation of new automatic ticket gates & glass barriers to station concourse including new localised concrete slab, relocation of existing ticket vending machine including new concrete base. New small power & data installation to gateline. Overhaul of existing timber gates & installation of magnetic locking devices	ApproveConditionally 31-03-10
BR/131/09/L	Application for Listed Building Consent to replace cast	ApproveConditionally

iron ornamental railings & access gates east side of
Bognor Regis Railway Station (Richmond Road).

06-08-09

BR/130/09/	To replace cast iron ornamental railings & access gates east side of Bognor Regis Railway Station (Richmond Road).	ApproveConditionally 17-09-09
BR/3/09/L	Application for Listed Building Consent to erect ornamental railings along the concourse area with a 2.5m swing gate which will remain open whilst station is open.	ApproveConditionally 25-03-09
BR/380/03/L	Application for Listed Building Consent for the renewal and upgrade of CIS (Customer Information System) for and on behalf of South Central Trains Ltd.	Approve 29-01-04
BR/216/03/	Change of use of railway station forecourt for an outdoor market on Thursdays, Fridays and Saturdays	ApproveConditionally 22-12-03
BR/145/02/	Change of Use of halls, concourse and carriage bay for market on Thursdays, Fridays and Saturdays	Refused 07-08-02 Appeal: Allowed 11-12-02

Relevant planning history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Bognor Regis Town Council provided no objection.

Conservation Area Advisory Committee provided no comment.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

Conservation Officer

Economic Regeneration

CONSULTATION RESPONSES RECEIVED:

Economic Regeneration - 'The development would bring long-term vacant space back into economic use, will lead to new high skilled non seasonal jobs and business being created and bring footfall and spend into the town centre.' Pleased to support the application. Full comments are available online.

Conservation Officer - The overall concept of the proposal allows for two substantial areas within the station to be put back into what appears to be sustainable use. Such a proposal will not only benefit the station but also increase the vitality of the Conservation Area as well. Listed building consent is required of the installation of vents and it would be helpful to see this information. No objections were raised to any part of the proposal. Full comments are available online.

COMMENTS ON CONSULTATION RESPONSES:

Conservation Officer- Following comments regarding the details for the installation of vents etc this was submitted and following further consultation the works were considered acceptable.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
Grade II Listed
Conservation Area
PD Restriction

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings
HERDM3 HER DM3 Conservation Areas
HERSP1 HER SP1 The Historic Environment

[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 Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans 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.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

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

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 application concerns external works to a grade II listed building. Given the building's listed status, any alterations should protect and enhance the special historic and architectural character of the building, and preserve its setting.

DESIGN AND VISUAL AMENITY

The application seeks Listed Building consent for the refurbishment of two large rooms within the station. These will form modern office spaces in an area of the station which is currently unoccupied.

A mezzanine floor is also proposed. The provision and location of the mezzanine in the first rooms allows the main windows to remain open and undisturbed from structures, whilst also allowing for the provision of additional usable floor space. In addition, the use of the mezzanine in its proposed location allows those uses which require a smaller more intimate place to be located together underneath.

From the information submitted, there appears to be 2 posts to support the mezzanine which would maintain the character of the space.

The vents services are proposed to the southern and eastern elevation and should be positioned as high as possible to limit their impact. They are proposed in a terracotta finish to closely reflect existing brickwork.

The application is considered to be in accordance with HER DM1 and HER DM3, in that it is considered to protect and enhance the character of the building, whilst preserving the character of the Conservation Area.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to 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 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
 - Proposed Ground Floor and Mezzanine Floor Ventilation - 003 Rev T1
 - Location Plan
 - Elevation and Section - 54
 - Floor Plan and Kitchen Elevation - 53
 - Elevation and Kitchen Section - 52
 - Proposed Ground and Mezzanine Floor - 06
 - Existing and Proposed Elevations, Sections - 31
 - Design and Access Statement - June 2018
 - Ground Floor and Mezzanine Floor Plan - 11
 - Floor Plans, Elevation, Sections Proposed WC - 040
 - Floor Plan Kitchen - 51
 - Section AA and BB - 030
 - Section EE - 32
 - Proposed Ground and Mezzanine Floor Plans - 01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy DDM1 of the Arun Local Plan.

- 3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 4 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 HER DM1 of the Arun Local Plan and the NPPF .