Recommendation Report for Listed Building Consent for Alterations, Extension or Demolitior

REF NO: **BR/203/13/L**

LOCATION: 104D Highfield Road
Bognor Regis

PROPOSAL: Application for Listed Building Consent for Change of Use for part of existing building from A1 (Shops) to C3 (Dwelling) with minor alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal involves internal changes to the layout of the building and changes to the size and position of openings.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITIY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Building is located on back edge of pavement.
SITE CHARACTERISTICS	The building is single storey with white painted brickwork and rendered eleavtions and a slate roof and is attached to the adjacent 2 storey dwelling. The building is curently used as a barbers shop.
CHARACTER OF LOCALITY	The site lies in a predominantly residential area close to a few other retail/commercial uses. The area comprises a mix of dwelling type, form, height and density.

RELEVANT SITE HISTORY

BR/547/88/L	Application for Listed Building Consent to replace wooden Georgian windows with UPVC windows in the same style. These to be fitted to Lounge, Kitchen, Bathroom and Bedrooms.	Refused 07-11-1988
BR/367/06/L	Application for Listed Building Consent for conversion of house to form 3 no. maisonettes (1 x 1 bedroom,1 x 2 bedroom,1 x 3 bedroom) and provide new access to May Close.	Refused 12-01-2007

BR/112/07/L	Application for Listed Building Consent for conversion of house to provide 1 no. 1 bedroom, 1 no. 2 bedroom & 1 no. 3 bedroom maisonettes and provide new access to May Close (Resubmission following BR/367/06/L)	ApproveConditionally 04-07-2007
BR/8/08/L	Application for Listed Building Consent for installation of one window on the south elevation and amended parking layout - amendment to previously approved BR/112/07/L	ApproveConditionally 07-03-2008

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer
Listed Building Officer

Consultations responses received:

Historic Building Adviser - No Objection. Window and door details should be conditioned.Windows should be flush profile. Double glazing may be acceptable as this is an outbuilding and nopt the main listed building. This should ideally be a slim glazing system.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building

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(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 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

The proposed alterations are not significant in terms of their impact on the appearance of the building or its historic architectural integrity. Only one additional window opening is proposed, the other fenestration alterations utilise existing openings. The internal alterations and subdivision do not adversely impact on any historic floor plans.
The application is therefore recommended for approval subject to 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 No development shall take place unless and until precise details of the materials and profile of the proposed new windows and door have been submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with the National Planning Policy Framework