

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

REF NO: BR/219/19/L

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

PROPOSAL: Listed building consent for internal alterations to create additional bedrooms & form corridor bypass to main stairs.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks internal alterations involving the creation of additional bedrooms and a corridor.
BOUNDARY TREATMENT	Hedging surrounds the site.
SITE CHARACTERISTICS	Three storey hotel which is Grade II Listed.
CHARACTER OF LOCALITY	The site is located within The Steyne Conservation Area. The area is mixed with both residential and commercial properties surrounding the site.

RELEVANT SITE HISTORY

BR/134/19/PL	Installation of car park management system (ANPR system). This application affects the character & appearance of The Steyne, Bognor Conservation Area.	ApproveConditionally 05-07-19
BR/133/19/A	7 No. non illuminated pole mounted signs.	ApproveConditionally 05-07-19
BR/116/19/L	Installation of car park management system (ANPR system and associated signage).	ApproveConditionally 05-07-19
BR/223/18/L	Listed building consent for internal alterations to create additional 11 No. bedrooms & new external door to staff bedroom.	Withdrawn 15-11-18
BR/252/17/L	Application for listed building consent for internal	ApproveConditionally

alteration works to create additional bedrooms.

26-02-18

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 tariffs and stay allocation as per British Parking Association (BPA)	Refused 20-08-12
BR/53/11/TC	Reduce by 25% and reshape 1 No Corkscrew Willow tree; section fell 1 No Silver Birch tree and reduce height by 2m to 1 No Conifer within the Bognor Regis (Aldwick Road) Conservation Area	No Objection 24-03-11
BR/70/04/	Change of use from hotel(C1) to a mixed use of hotel and residential institution(C2)	ApproveConditionally 30-06-04

Relevant planning history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

Natural England

Conservation Officer

Directorate of Airspace Policy

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The Royal Norfolk Hotel is a landmark building within the Conservation Area and occupies a prominent position along the sea front. The works relate to the interior of the building and provide additional bedrooms. The application is not considered to cause harm to the significance of the heritage assets or their setting.

Natural England - No comment to make on the application.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Grade II Listed

Conservation Area

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

HERDM3 HER DM3 Conservation Areas

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.

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.

CONCLUSIONS

PRINCIPLE

The application concerns internal works to a Grade II Listed Building. Given the buildings listed status, any alterations should protect and enhance the special historic and architectural character of the building and preserve its setting.

Policy HERDM1 sets out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, because the listed building is a significant heritage asset proposals should protect the setting of these buildings.

Para 189 of the NPPF requires us to identify the significance of the heritage asset affected by the proposed development. The building is considered to be of historic and aesthetic significance.

Para 192 of the NPPF require us to consider the significance of the impact upon the heritage asset. The proposal relates to interior works and provide additional bedrooms and a corridor. The layout will utilise existing windows and bedrooms will match others in terms of size and as such will not result in any external alterations. The application is not considered to cause harm to the significant of the heritage asset or its setting.

Joinery (doors, skirting boards etc) should match those already within the building and this will be conditioned.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and does not cause harm to the heritage asset.

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 Plan
 - Proposed First Floor Plan
 - Proposed Second Floor Plan
 - Location/Site Plan
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The joinery work (doors and skirting boards) shall match those already within the building.

Reason: To ensure that the internal appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.
- 4 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.
- 5 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 .