

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

REF NO: BR/252/17/L

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

PROPOSAL: Application for listed building consent for internal alteration works to create additional bedrooms.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Internal works (with the exception of the conversion of two windows to two doors) within the 1971 addition to the building.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None by the proposed development.
BOUNDARY TREATMENT	Dwarf wall and hedging to front. Pillars rendered and painted white at entrance.
SITE CHARACTERISTICS	Detached three storey hotel set within grounds.
CHARACTER OF LOCALITY	Seafront location. Directly overlooks the sea. Flats adjacent.

RELEVANT SITE HISTORY

BR/871/80/LB	Extension For Leisure Complex To Rear Of Existing Hotel	ApproveConditionally 10-12-80
BR/84/80/LB	Ext Improve Includ Canvas Can- Opies To 2 Entrances New Door- Way To Suite Ent 2 Light Stand -Ards Swimming Pool Tennis Cts	ApproveConditionally 19-03-80
BR/452/76/LB	Provision Of 3 External Fire Escapes At Rear Of Main Building Relaxation Of Regulation H 3	ApproveConditionally 15-09-76
BR/380/80/LB	Extension To Form Squash Courts And Games Room At Rear	ApproveConditionally 20-08-80

BR/249/86/L	Application For Listed Building Consent For Alterations Of Two Existing Windows To French Windows	ApproveConditionally 11-08-86
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/44/04/L	Application for Listed Building consent for residential development of 22 no. dwellings (including 7 no. refurbished units). Development includes refurbishment of existing outbuildings and demolition of existing stable buildings.	Refused 26-04-04 Appeal: Withdrawn 23-03-05

Site history noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No objection.

None.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Listed Building Officer

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

HISTORIC BUILDING ADVISOR

The proposal site is Listed Grade II and within Bognor Regis - The Steyne Conservation Area. The Royal Norfolk Hotel is an imposing seafront hotel in Bognor Regis. The Hotel was built in 1830, with additions in 1910 and 1971. The proposed works are within the 1971 extension.

The proposed works are to reconfigure rooms to create extra bedrooms and ensuite facilities by realigning stud walling. The proposed locations pose no alteration to the exterior appearance of the hotel with the exception of 1no. window to be converted to a door on ground floor level. This new door should

be timber, painted to match the blue of the existing fenestration.

CONSERVATION AREA ADVISORY COMMITTEE

No objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built-Up Area

Listed Building Grade II

Within a Designated Conservation Area

Class A Road

Class B Road

DEVELOPMENT PLAN POLICES

[Publication Version of the Local Plan \(October 2014\):](#)

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 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 works are modest and relate to a 1971 addition to the original building. The impact on the Listed Building is modest and has been supported by the Conservation Officer. The main impact will be the replacement of windows with doors - there is no objection to these changes from the Conservation officer subject to the materials/appearance. A condition will be added to that effect.

It is considered that the proposal does not detract from the historic qualities of the Listed Building, it is recommended that Listed Building Consent is granted with 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 (insert number and description) 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 neutral 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).

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 new external door should be of timber and painted blue to match the existing fenestration.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with the National Planning Policy Framework.
- 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 the NPPF.

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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 the National Planning Policy Framework.