

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

REF NO: BR/253/21/L

LOCATION: 65-71 Upper Bognor Road
Bognor Regis
PO21 1HR

PROPOSAL: Listed building consent for alterations to four listed buildings involving insertion of new windows, insertion of a new staircase, repairs and reinforcement of existing timber floors and roofs, removal of internal walls, forming openings in existing internal walls, erection of new internal partitions; extension of a listed building to create an office and warden's accommodation; erection of new building consisting of 3 No. flats, offices and workshops; creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking and storage for bins and cycles.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Notwithstanding the application description, the requirement to obtain Listed Building Consent only applies to internal/external works to the buildings covered by the listing protection (which may include attached & curtilage buildings or other structures). Listed Building Consent is not required for new development affecting the setting of such buildings. The following works are subject to this application:

- Conversion of no. 65 (Charlotte House) to two semi-detached houses with 2 new timber sliding sash windows in the north elevation and a new slate roof to external store.
- Internal alterations to nos. 67 & 69.
- Conversion, extension (part one, part two storeys) and internal/external alteration of 71/71A to create offices and 2 x 1 bed flats at ground floor with a warden flat and a 2 bed flat above.

A detailed "Statement of Works Required" has been submitted which describes all of the proposed works to the Listed Buildings.

BOUNDARY TREATMENT

The southern boundary comprises walling of approximately 1.5m finished in flint. This rises to circa 2m to the south eastern boundary of the site. The western and eastern boundaries of the site comprise a mixture of walling, tree planting and vegetation. The site is open to the northern boundary but this comprises part of the wider University campus. Some of these boundary treatments are considered to be curtilage listed but the application does not propose any

loss of these.

SITE CHARACTERISTICS

The site comprises 3 no. Grade II listed buildings. Charlotte House (no. 65) is located to the south west of the site and provides living accommodation for students. 69/67 Upper Bognor Road is to the south east and was formerly occupied as student accommodation (2 x semi-detached cottages); although unoccupied since 2003. 71/71A is to the north east of the site and was formerly used as a medical centre use at ground floor with a flat above. The wider site is laid to lawn with an internal road serving the University campus.

CHARACTER OF LOCALITY

The site falls within the Upper Bognor Road and Mead Lane Conservation Area. To the north of the is the University campus. To the east is recently constructed University development. To the west is a belt of trees. Beyond these trees is the Grade I listed Dome building. To the south is the B2259 road, beyond which is the accommodation for the Butlins Resort.

RELEVANT SITE HISTORY

BR/252/21/PL

Alterations to four listed buildings, extension of a listed building to create an office and warden's accommodation, erection of new building consisting of 3 No. flats, offices and workshops; creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, areas for parking, and storage for bins and cycles. This application affects the setting of listed buildings and affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area. It is in CIL Zone 4 (Zero Rated) as flats & other development.

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Listed building consent for the erection of 2 No. live-work units; change of use of existing student accommodation including internal alterations to form 2 No. dwellings, 2 No. new windows, new staircase & replacement of roof on outbuilding; reconfiguration of existing dwellings, replace existing timbers & roof joists on first floor; change of use from medical centre/offices to 2 No. flats & workshop. creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking & storage for bins & cycles.

ApproveConditionally
31-03-20

BR/351/19/PL

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Listed Building Consent was granted in March 2020 for a similar proposal but with larger flats and hence less dwellings overall. This consent remains capable of implementation.

REPRESENTATIONS

No objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

HISTORIC ENGLAND - do not wish to make any comments.

ADC CONSERVATION OFFICER - comments set out in full on the website but in summary:

- the proposals are substantial in that they result in the redevelopment of this part of the university estate so that it returns to a predominantly residential one;
- a number of assets are affected by the proposals but every attempt has been made to reduce the potential impact;
- a thorough heritage assessment has been undertaken which appears to have informed the proposals;
- this has resulted in limited historic fabric being affected, and an acceptable scheme being prepared;
- the new development will have the positive feature of partially screening the existing cluster of buildings from the much larger neighbouring building therefore supporting the concept of additional development;
- on balance, the proposal is considered to not cause harm to the significance of the heritage assets or their setting; and
- request conditions to control details of landscaping, boundary treatments, all materials, windows & doors and to reuse flint.

CONSERVATION AREA ADVISORY COMMITTEE - no objection subject to conservation roof lights being used and details to be approved of all materials and joinery.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The conditions requested are included on the associated planning permission and it is not necessary to duplicate them.

POLICY CONTEXT

Relevant designations:

- Grade II Listed Buildings on the site; and
- Upper Bognor Road and Mead Lane Conservation Areas.

DEVELOPMENT PLAN POLICIES

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

HERSP1 HER SP1 The Historic Environment

HERDM1 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 Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

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. Bognor Regis Neighbourhood Development Plan policy 1 is considered in this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Sections 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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 not considered to cause harm to the significance of the heritage assets and therefore complies with the Act.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The site is within the Conservation Areas and the proposal directly affects Grade II Listed buildings (65, 67 & 69 and 71/71A Upper Bognor Road plus various walls and associated structures). There are other Grade I and II Listed Buildings within the wider adjacent University site.

ALP policy HER SP1 states development likely to prejudice heritage assets and their settings will be refused. HER DM1 requires that proposals protect and, where possible, enhance the setting of Listed Buildings. BRNDP policy 1 states that proposals must identify the significance of any affected heritage asset and assess any harm & benefit.

Para. 194 of the NPPF requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para 195 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that is affected by a proposal. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is no harm, 'less than substantial harm' or 'substantial harm'. It is then necessary to counterbalance harm with the level of public benefits associated with the proposal (as set out in para 202).

The applicants provided a detailed Heritage Statement which concludes that:

- The heritage significance of the Bognor Regis Campus lies in the complex interaction of statutory listed buildings both Grade I and Grade II, particularly their setting and the character and appearance of the Hotham Park Conservation Area;
- The proposed development has been sensitively designed to respond positively to the existing fabric of the Grade II listed buildings, work with their surviving plan form (and retains this where possible) and historic features and keeps the loss of historic fabric to a minimum;
- There will be very limited harm to designated heritage assets and this will be offset against the significant public benefits of bringing back a series of buildings into their original use and a use that will be of long term benefit to the buildings and to the site as a whole;
- The proposed new building to the site has been designed so as to be architecturally sensitive to its historic setting; and
- The scale, form, layout and detailed design of the proposed development will not harm the setting of designated heritage assets and will preserve and enhance the character and appearance of the Hotham Park Conservation Area.

The Conservation Officer states the significance of the listed buildings is derived from their architecture & design with existing boundary walls on the site having historic significance. The Conservation Officer states whilst the proposals are substantial and a number of assets are affected, every attempt has been made to reduce the potential impact and a limited amount of historic fabric is affected. The new building will be positive in that it will screen the existing cluster of buildings from the newer University building to the east. In balance, it is concluded the proposal will not cause harm to the significance of the heritage assets or their setting and it is not necessary to assess benefits associated with the application.

The proposal is in accordance with the relevant development plan policies as there is no harm to the buildings or their setting and no significant loss of historical fabric. There is also no conflict with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act.

It is therefore recommended that the application be approved 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 The development hereby approved shall be carried out in accordance with the following approved plans:

LOCATION PLAN 5557-011-D1;
PROPOSED SITE PLAN 5557-100-D7;
67 & 69 UPPER BOGNOR ROAD PROPOSED GROUND FLOOR PLAN 5557-101-D2;
67 & 69 UPPER BOGNOR ROAD PROPOSED FIRST FLOOR PLAN 5557-102-D2;
67 & 69 UPPER BOGNOR ROAD PROPOSED ELEVATIONS 5557-103-D2;
71 UPPER BOGNOR ROAD PROPOSED ELEVATIONS 5557-109-D5;
67-69 UPPER BOGNOR ROAD & LIVE/WORK UNIT SECTIONS & PROPOSED STREET ELEVATIONS 5557-113-D2 ;
PROPOSED BLOCK PLAN 5557-115-D1;
71 UPPER BOGNOR ROAD PROPOSED GROUND FLOOR PLAN 5557-116-D4;
71 UPPER BOGNOR ROAD PROPOSED FIRST FLOOR PLAN 5557-117-D3;
CHARLOTTE HOUSE PROPOSED GROUND FLOOR PLAN 5557-120-D1;
CHARLOTTE HOUSE PROPOSED FIRST FLOOR PLAN 5557-121-D1; and
CHARLOTTE HOUSE PROPOSED ELEVATIONS 5557-122-D1.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies HER SP1 and HER DM1 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 parts 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 buildings 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 .

- 5 INFORMATIVE: Please note this Listed Building consent should be read in conjunction with the planning approval and associated conditions detailed in planning permission BR/252/21/PL.

- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.